

PLANTATION LAKES HOA Board of Directors Meeting

Sept. 10, 2024, Virtual via Zoom

5:00 pm

Present: President Steve Warnecke, JJ Frazier, Glenn Martin, Melany Ploof, Lynne Brumund, Ann Cazares, Toni Brown, Lana Sapozhnikov

Absent: VP Bruce Bauss

Management present: Debbie Hill

Quorum of the Board is present, and the meeting was called to order at 5:00 PM

Homeowner's forum opened at 5:00 PM

- Homeowner at 1423 Plantation Lakes Circle –
 - o Questioned how to get a copy of the minutes prior to the start of BOD meetings. The board President clarified that the board must first vote on and approve the minutes before they are available to the homeowners. Management confirmed and shared that, **once approved**, the PLHA meeting minutes are available to homeowners by request by contacting the management office.
 - o Asked if the "Contact Us" form on the PLHA site is the official way to communicate and lodge complaints with the board and management company. Management clarified that the board would receive the communication. The President added that the forms go to the President and Vice President. Management shared their contact info as clientcareadmin@amagva.com.

Approval of June 2024 BOD Minutes

- Plantation Lakes homeowners objected to the June 2024 BOD minutes as submitted. Discussion was had with no resolution citing:
 - o PLLK homeowner was asked to leave the meeting when the board went into executive session to discuss the homeowner's several properties being in violation of the covenants and a subsequent vote by the BOD to discuss the removal of the homeowner from the BOD due to those delinquent violations was not recorded in the minutes. Board member clarified that it was not a vote, but an agreement that the homeowner/board member step down from their responsibilities as a board member until the violations could be addressed as there could be a perception of board members being allowed certain privileges.

Discussion was held regarding the VA laws on what is permissible to include in HOA minutes after an executive session and if legal counsel would need to be consulted.

Motion by board member to seek legal counsel to resolve whether this particular vote needed to be reported in the minutes. With no second, it was determined clarification was needed on whether the things that were discussed in executive session in the June meeting should be added to the minutes. The President suggested that we hold off on legal counsel and we get management's opinion before spending money on legal.

Revised Motion by board member to give the management company an opportunity to look at the regulations regarding recording discussion/votes within executive session and make a decision based on their findings on whether to seek legal counsel. Seconded by ARC Director and motion passed.

Financial:

- Discussion was held to approve the budget as written with the acknowledgement that money could be moved from one line item to another as needed in order to help manage the lake maintenance. With Townscapes getting out of the lake maintenance business we will need to find another company. This would most likely mean a special assessment would be necessary for lake maintenance. It was determined that we need to budget more for lake maintenance, so \$6k will be moved from Grounds Improvements, giving us \$7,800 for lake maintenance. The ARC Director offered to find someone who can help us understand why our lakes have so much grass/weeds.

Motion by the ARC Director to approve moving money from other line items, where it makes sense, and adding to lake maintenance. Seconded by board member. Motion approved.

The budget will be presented to the Community for official approval and ratification at the October 7, 2024, meeting.

The President is getting bids for milling and laying 2 inches of asphalt. Four referral companies were contacted with bids from two (\$202k and \$174k). The other 2 are expected within the next couple of weeks. Once all of the bids are in, a vote will be held. The President clarified that the costs for the milling and paving will come from our reserves.

Committee reports:

Arc Committee: No discussion

Beautification:

- No discussion

New Business:

- Community Yard Sale is targeted for Saturday, October 12th with a rain date scheduled for October 19th.

Managers' Report – None

Meeting adjourned at 6:01PM

Next Meeting: 10/07/2024 at 5:00 pm at Greenbrier Library