

Planters HOA

Semi-Annual Homeowners Meeting

October 1, 2019

1. Call to Order:

HOA President, Frank Pratt called the Semi-Annual Homeowners Meeting to order at 7:00 pm. Board Members present: DeeDee Langston, AJ Wilson, Frank Pratt, Penny Collins, Chastity Maney and Mike Graham. Tasha Jenkins, resident manager, was also in attendance.

2. Determination of Quorum:

Quorum was not met. Official business could be not addressed. 30 homes in attendance.

3. Old Business: There was no approval of last HOA meeting minutes.

- Attorney response regarding the AirBnB - No rules or covenants to prohibit short term rentals. No further action.

4. New Business:

- Presentation of the approved 2020 Annual Budget and Capital Improvements
 - Capital Improvements for 2020
 - Resurface pavilion pool - \$20,000
 - Electronic pool gate system - \$22,000
 - Commercial upright pool chairs - \$2,000
 - Double toilet paper holders for pavilion - \$150
 - **TOTAL - \$44,150**

5. Frank Pratt opened the floor for discussion and questions at 7:38 pm.

- Sharon Carulli (50 Colonial Cir.) had questions regarding the AirBnB and pool facilities. She asked if the Board is imposing fines for not being in compliance - answer: NO.
- Tim Samples (31 Juliana Way) questions regarding upkeep of yards.
- Jean Kuykendall (20 Windermere Bend) asked how many to vote against and vote to amend covenants - answer: $\frac{2}{3}$ of homes to approve. Has concerns with neighbors that have chickens, ducks and aggressive dogs - answer: Up to the homeowner to report. She questioned if parties will be scheduled at the pool, will there be notice so that people know - answer: YES.
- Chris Wright (20 Priory Club Dr.) stated the way the covenants are written, court will not uphold fines issued by the HOA/ACC and cannot fine due to violation of home or yard. Asked if cost offset for fob by not

having pool monitors - answer: YES. Questioned if emergency power/non-powered push bar exit for pool gate - answer: YES.

- Donna Pierpont (37 Berkshire Dr.) has called the county regarding street parking - it is illegal to park on the street. This the Board needs to send letters to homeowners who park on the street - answer: Board disagrees. Asked if someone will be monitoring the new pool key fobs - answer: YES. Is there a yearly fee - answer: NO.
- Patti Gilleland (15 Katie Ridge) is the fob system cost for all pools - answer: YES. There is red on budget, does that mean we are negative - answer: NO - red shows change.
- Tracie Tesch (94 Planters Dr.) stated there is a light out in the gym pool. Would like to see the exact breakdown of fob system costs at next meeting.
- Patty Bostick-Kincaid (52 Planters Dr.) said the website is down - answer: It is being worked on and will be back up.
- Renee Wright (20 Priory Club Dr.) wants to open pools early and keep open through the end of September. Wants a copy of specific duties and pay rate for everyone on payroll (landscapers, pool maintenance/monitors, etc.)- answer: Schedule with Tasha.

6. Adjournment:

- There being no further questions, the meeting was adjourned by President Frank Pratt at 7:55 pm. A.J. Wilson 2nd the motion.
- The next semi-annual HOA Membership meeting will be held on Tuesday, March 31st at 7:30 pm at the Clubhouse.