

The Planters HOA
Biannual Homeowners Meeting
October 6, 2020
7:00pm

AGENDA

*NOTE: The Board decided to conduct this meeting online via. Zoom.com,
in light of the current COVID-19 pandemic*

1. Call to Order:

- 1.1. HOA President, Frank Pratt called the Biannual Homeowners Meeting to order at 7:05 PM
- 1.2. Notices to all attendees:
 - 1.2.1. This meeting will be recorded (video and audio). All homeowner participants will be muted, until discussion is solicited for Old Business, New Business, and “open floor” questions / discussion.
 - 1.2.2. Please let us know if you have a question or comments by typing a message, using the “chat” feature. Homeowners who have questions or comments will be unmuted, one at a time, so he or she can ask the question verbally.
 - 1.2.3. If you have not already done so, please change your name in Zoom to reflect your First and Last name, and your street number/address (e.g. “John Doe/12 Planters Dr.”)
- 1.3. Board Members present: Angie Clouse, Penny Collins, DeeDee Langston, Chastity Maney, Tricia Niehaus, Frank Pratt, and AJ Wilson.
 - 1.3.1. Each Board member will introduce themselves, including office held and committee assignments.
- 1.4. Tasha Jenkins, resident manager, was also in attendance.

2. Determination of Quorum:

- 2.1. Quorum met? _____ YES _____ **NO X**
- 2.2. Homes in attendance: 15

3. Old Business:

- 3.1. Approval of October 2019, March 2019, and March 2020 Biannual HOA Meeting minutes
**No quorum - no approval

4. New Business:

4.1. Election of one Board Member.

4.1.1. Presentation of the 2021 Annual Budget, including capital improvements:

- %1.%2.%3.>. Resurfacing the pavilion pool (\$20,000)**
- %1.%2.%3.>. Paint interior trim and restrooms, Fitness Center (\$800)**
- %1.%2.%3.>. Repair and Paint columns at the Pavilion (\$400)**
- %1.%2.%3.>. Re-letter street signs (\$600)**
- 4.1.1.>.1. Total estimate: \$21,800**

**Bad debt - decreased

**There will be a new section added to the website to report violations anonymously

5. Frank Pratt opened the floor for discussion and questions at 7:18 pm.

5.1. Before opening the floor, Frank Pratt made the following general statements, to address frequently asked questions:

- 5.1.1. The Board and the Homeowners Association have no authority to enforce violations of any local, state or federal law. Issues such as noise complaints and barking dogs should be referred to Bartow County 911. Likewise, the Board and HOA cannot address any illegal activity or inappropriate behavior that occurs on the public roads in the neighborhood. Traffic violations and issues regarding the inappropriate use of ATVs, golf carts, etc. on public roads should be reported to Bartow County 911.**
- 5.1.2. As a rule, The Board only addresses violations of the Covenants and Bylaws if the violation is reported to the Board by a homeowner.**
- 5.1.3. Any questions about modification requests or to covenants should be referred to the Resident Manager, Tasha Jenkins.**

Open Floor Discussion

Orlando Garcia - 17 Priory Club Dr.

Q: What can be done about alarm pool going off constantly?

A: Mechanism was malfunctioning. The company has temporarily disabled the alarm until it is repaired

Chris Wright - 20 Priory Club Dr.

Q: What is the board going to do about residents continually violating ground rules?

A: We rely on homeowners to report violations. We remove access to amenities when there is an unresolved violation.

Sharon Ross - 13 Silversmith Trl.

Q: The only thing the ACC can do is abatement unless we get 75% homeowner attendance to change covenants/bylaws.

Open Floor Discussion (cont.)

6. Adjournment:

1. There being no further questions, the meeting was adjourned by President Frank Pratt at 7:39 pm. AJ seconded the motion.
2. The next semi-annual HOA Membership meeting will be held on Tuesday, March 30th, at 7:30 pm.