

The Planters HOA
Biannual Homeowners - Meeting Minutes
March 29, 2022, 7:30pm

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

1. Call to Order:

- a. Frank Pratt (HOA Board President) called the Biannual Homeowners Meeting to order at 7:35 PM
- b. Notices to all attendees:
 - i. 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.
 - ii. 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.
 - iii. After you log in to Zoom, please change your name to reflect your First and Last name, and your street number/address (e.g. “John Doe/12 Planters Dr.”)
- c. Board Members present: Frank Pratt, Penny Collins, Dee Dee Langston.
 - i. Each Board member introduced themselves, including office held and committee assignments.
 - ii. Tasha Jenkins, resident manager, was also in attendance.

2. Determination of Quorum:

- a. Homes in attendance: 13
 - i. A quorum was not present, due to less than 10% of homeowners in attendance.

3. Old Business:

- a. Approval of October 2019, March 2019, March 2020, October 2020, March 2021, and October 2021 Biannual HOA Meeting minutes.
 - i. Prior meeting minutes were not approved due to a lack of a quorum at all biannual membership meetings since October 2019.
 - ii. Vote to approve the minutes was not possible, due to a lack of a quorum.

4. New Business:

- a. The Board of Directors has voted to re-allocate \$15,000 in the 2022 budget, which was earmarked for additional key card readers. These funds will be used to

resurface the pools at the clubhouse instead. This need became apparent after the October 2022 HOA membership meeting.

i. The resurfacing project is underway, and is expected to be completed before the pools open in May.

b. Board member elections for terms that expire in 2022:

i. The following candidates have been nominated, and have accepted their nominations:

1. Angie Clouse (incumbent)
2. Chastity Leia (incumbent)
3. Dee Dee Langston (incumbent)

ii. No additional nominations were made from the floor

iii. Vote for these elections was not possible, due to a lack of a quorum.

c. Upcoming events:

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| i. Spring neighborhood yard sale: | Saturday May 7, 2022 |
| ii. Pools Open | Friday May 13 |
| iii. Pools Close | Sunday Sept. 25 |
| iv. Fall neighborhood yard sale: | Saturday October 1, 2022 |
| v. Fall HOA Membership meeting: | Tuesday October 4, 2022 (7:00pm). |

5. Before opening the floor for open discussion, Frank Pratt made the following general statements, to address frequently asked questions:

a. The Board and the Homeowners Association have no authority to enforce violations of any local, state or federal laws. 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.

b. As a reminder, if you believe that someone who does not reside in the neighborhood is using a one of the common areas (e.g. one of the pools or the fitness center,) and if the person or persons is/are not accompanied by an homeowner, it is reasonable to politely ask that person to display his or her key card. If the individual refuses to do so, and/or if the individuals become belligerent, then the matter should be referred to the Bartow County Sheriff. Likewise, any illegal behavior (e.g. disorderly conduct, underage use of alcohol, etc.) should be referred to the Sherriff.

i. Remember, homeowners must be at the common area with all guests, at all times. Homeowners cannot allow unaccompanied guests to borrow their keys or key card to access any of the common areas.

ii. After unlocking a gate or door, homeowners must only allow residents of them home and their guests through the gate. Never allow anyone else to come through the gate. Many individuals who do not live in the

- neighborhood have gained access to the pool areas simply by following a homeowner into the pool area after the gate is unlocked.
- iii. Even if you know that someone lives in the neighborhood, that person must return home to get their key card if they claim that they forgot to bring it with them. Remember, the HOA disables key cards for homeowners who are not in good standing with the HOA. At any given time, there are many residents in the neighborhood who are prohibited from using the common areas, due to delinquent payments and/or violations of the covenants and other rules.
 1. Homeowners who allow unauthorized guests into the pool areas, knowingly or unknowingly, may have their access to the common areas suspended.
 - iv. As a rule, The Board only addresses violations of the Covenants and Bylaws if the violation is reported to the Board by a homeowner.
 - v. Any questions about modification requests or to covenants should be referred to the Resident Manager, Tasha Jenkins.
 - vi. Frank Pratt opened the floor for discussion and questions at 7:54 pm.

Open Floor Discussion

- Houston Long asked if electronic signatures are allowed for proxy vote forms for the HOA meetings. Frank Pratt stated that the covenants do not expressly allow or prohibit electronic signatures, as the Covenants were written well before electronic signatures were commonplace. In accordance with previous practices, homeowners who want to vote by proxy should obtain a proxy form from the HOA website, sign the form, and give the form to a homeowner who will be in attendance at the meeting
 - The number of votes that homeowner can cast is equal to the number of proxies he/she has, plus the homeowner's vote. Thus, a homeowner who has 5 proxy forms may vote 6 times on all agenda items.
- Daniel (last name unknown): Asked if there is a plan to improve the playgrounds. Frank Pratt stated that the Board is aware that the playgrounds are in need of extensive work or replacement, but that this has not been possible in recent years, due to budgetary constraints.
- Gwen (last name unknown): Asked if the idea of solar panels has been discussed. Frank responded, stating that requests for solar panels must be approved by the Architectural Control Committee (ACC), since they are an exterior modification to one's home.
 - Later in the meeting, Chris Wright (Architectural Control Committee Chairman) stated that approximately 3-4 homeowners have submitted requests for solar panels since he joined the ACC in 2002. He stated that all these requests were denied. Mr. Wright stated the all ACC requests are considered on a case-by-case basis. The impact that a modification has on neighboring homes, and on the neighbor as whole, are some of the factors that the ACC considers when reviewing a modification request. He commented that some homes may be good

candidates for solar panels, while others may not. He stated the ACC is open to reviewing future modification requests that involve solar panels.

- Gwen (last name unknown): Asked when the pools will be open. Frank Pratt responded with the opening and closing dates mentioned above.
- Houston Long asked how many biannual meeting minutes have not been approved, due a continuous lack of quorum. Frank Pratt responded with the opening and closing dates mentioned above.
- Chris Wright asked if the next biannual meeting (October 2022) could be held in-person. He expressed a willingness to obtain proxies for the next meeting. Frank Pratt stated that this idea would be considered, though the final decision will depend on the status of the COVID-19 pandemic at that time.
- Daniel (last name unknown) asked if he could see a copy of the budget. Frank Pratt stated that the budget is presented annually at the October HOA membership meeting. Mr. Pratt offered to send the budget via. e-mail to anyone who is interested in reviewing it.
- Chris Wright asked about the possibility of increasing the annual assessment (dues) for homeowners, given the general increase in expenses that have occurred over the past few years. He stated that many homeowners he has spoken with support an increase in the annual assessment. Frank Pratt responded that this idea has been discussed at recent Board meetings. Mr. Pratt stated that the Covenants state that the annual assessment can only increased via. a vote at a special meeting of the homeowners, which is called for the express purpose of increasing the dues. Mr. Wright disagreed, and said that Georgia law allows the Board to increase the dues, without the need for a special meeting. Tasha Jenkins (Resident Manager) stated that a written legal opinion from the HOA's attorney may be needed before the annual assessment could be increased without a vote of the homeowners at a special meeting. Mr. Pratt stated that the Board will discuss this further at future Board meetings.

1. Adjournment:

1. There being no further questions, the meeting was adjourned by Frank Pratt at 8:21pm.
2. The next semi-annual HOA Membership meeting will be held on Tuesday October 4, 2022 (7:00pm).