

The Planters HOA
Biannual Homeowners - Meeting Minutes
March 28, 2023, 7:30pm

*NOTE: This meeting was held in-person
Homeowners were also given the opportunity to participate via. Zoom*

1. Call to Order:

- a. Frank Pratt (HOA Board President) called the Biannual Homeowners Meeting to order at 7:32pm.
- b. Notices to all attendees:
 - i. This meeting will be recorded via Zoom (video and audio). All online participants will be muted, until discussion is solicited for Old Business, New Business, and “open floor” questions / discussion. Homeowners who attend in-person are also asked to hold their questions until that time.
 - ii. Zoom participants:
 1. 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.
 2. 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: Christie Breedlove, Angie Clouse, Clay Gentry, Dee Dee Langston, Frank Pratt, and David Van Hook
 - i. Tasha Jenkins, resident manager, was also in attendance.

2. Determination of Quorum:

- a. Homes in attendance: 26
- b. Determination of a quorum. *We do not have a quorum.

3. Old Business:

- a. Approval of the October 2022 Biannual HOA Meeting minutes. This was tabled until we have a quorum.

4. New Business: Frank reviewed the following:

- a. Discussion of the recently approved vote to increase the maximum annual assessment, and preliminary plans to use these additional funds.
- b. Election for one expiring position on the Board of Directors.
 - i. Nominations: AJ Wilson (incumbent)
 - ii. Other nominations can be made from the floor, assuming that a quorum is present.

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.

Upcoming events

Spring neighborhood yard sale:	Saturday May 6, 2023
Pools Open	Friday May 12, 2023
Pools Close	Sunday September 24, 2023
Fall Biannual HOA Meeting	Tuesday October 1, 2023 (7:00pm)

Open Floor Discussion

Frank Pratt opened the floor for discussion and questions at 7:42pm.

Discussion topics included the following:

- Question regarding the high cost of landline phones at each facility?
 - The HOA has to have a business line and cannot bundle phone and internet.
- Question regarding his power bills.
 - The HOA pay commercial rates. The pool pumps also consume a great deal of power, and have to run year-round.
- Question regarding unauthorized individuals entering the pools by following a homeowner who has a key card.
 - The Board encourages homeowners to confront these unauthorized individuals. Homeowners who prefer not to confront these individuals can contact the resident manager with the date and time that the incident occurred. A Board member can then review the security cameras, in an attempt to identify the individual(s)
- Are we going to have pool monitors, at least in the beginning?
 - Yes, starting this season, we will set up a system that will allow homeowners to volunteer to serve as pool monitors.
- How do we fill a board position?
 - Board will have to appoint Board positions that are vacated today, since we do not have a quorum to elect a Board member.
- Question regarding junk cars, debris, equipment.
 - Frank addressed the process and the restrictions we have on how we have to handle certain issues.

- Question regarding modification of the Covenants.
 - This process requires special meetings and a quorum at those meetings.
- Discussion about ideas for collection of unpaid dues.
- A homeowner requested it be noted she wants a response when she submits a complaint.
- Discussion about payment arrangements and payment plans for annual assessments.
- Discussion about the possibility of organizing a neighborhood clean-up day.
- Discussion about broken equipment at the Fitness Center, and the Board's plan to replace this equipment.
- Discussion about improving communication between the Board, homeowners, etc.
- Question about a proposal for the HOA to earn more income?
 - The HOA use the common areas for money making purposes the way the covenants are written. The annual assessments are the only way the HOA can generate revenue.
- Discussion about decisions that can be made by the homeowner at this evening's meeting.
 - We cannot vote on these matters, as we do not have a quorum at tonight's meeting.

1. Adjournment:

1. There being no further questions, the meeting was adjourned by Frank Pratt at - 8:46pm.
2. The next semi-annual HOA Membership meeting will be held on Tuesday October 3rd, 2023, at 7:00pm.