

The Planters HOA
Biannual Homeowners - Meeting Minutes
October 3, 2023, 7:00pm

*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 7:04pm.
- 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: Christi Breedlove, Angie Clouse, Clay Gentry, Dee Dee Langston, Frank Pratt. Not present: AJ Wilson.
 - 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. Number of homeowners in attendance: 15
- b. Number of homeowners in good standing: 348
- c. Determination of a quorum. Did not have a quorum.

3. Old Business:

- a. Approval of the October 2022 and March 2023 biannual meeting minutes
 - i. The October 2022 minutes were not approved at the March 2023 meeting, due to a lack of a quorum. No quorum at this meeting. Minutes still not approved.

4. New Business:

- a. Presentation of the 2023-2024 Annual Budget.

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

Fall neighborhood yard sale:	Saturday October 7, 2023
Cookies with Santa	Sunday December 2, 2023
Pools Open	Friday May 10, 2024

Open Floor Discussion

Frank Pratt opened the floor for discussion and questions at 7:37pm.

Questions from the follow were related to bad debt, landscaping/seasonal, etc Is HOA going to cut down trees, remove junk, etc? Concerns about quotes received for such services to HOA and members inquired if they could see the current list of contractors.

Question asked regarding how often do we have quorum? And what number is a quorum? Could the by-laws be changed to address the quorum numbers so business could actually be conducted at these meetings.

Chris Wright stated there needed to be more details and a specific breakdown for landscaping services.

Question about whether there is a sign about service animals only at swimming pools?

30 Planters Drive inquired as to how they could obtain a copy of the by-laws.

37 Berkshire discussion around mailboxes needing repair and age requirement for fitness center.

135 Colonial inquired about extension of pool date past September

Chris Wright called for update on card readers. Keys to the fitness center are out there floating around. The board will address these issues.

Discussions concerning board member vacancy and how nominating committee is utilized for this process.

Frank Pratt states nominating committee will be conducting interviews.

Adjournment:

- Angie Clouse made a motion to adjourn Meeting. Clay Gentry seconded Motion. No one opposed.

- There being no further questions, the meeting was adjourned by Frank Pratt at 8:11pm.
- The next biannual HOA Membership meeting will be held on Tuesday March 26, 2024, at 7:30pm, at the Clubhouse.