

River Plantation Annual HOA Meeting Minutes – April 14, 2018

The River Plantation Subdivision Annual HOA meeting was called to order at 9:35AM April 14, 2018 by President Ben Spotts.

Each member was provided with a copy of the 2018 Budget, Agenda, and a ballot to be used if there was a quorum.

There were 28 homes represented by attendance or proxy. 41 attendees are needed for a quorum so no actual vote was held.

Ben reported the following:

- A. Pool has been re-plastered and looks great, cost \$21,000.00
- B. The back pool gate has been reconfigured because of county requirements to move it away from the gazebo and easy access over the fence.
- C. The Gazebo has been refurbished, replacing all of the lattice work, pressure washing the Gazebo and putting on 2 new coats of finish and protectant. The jungle gym and pool chairs, pool shower area and walkway were all also pressure washed. Cost \$3,100.00
- D. We are in the process of accepting bids to resurface the tennis courts and to replace the wind screens.
- E. With all of the above we still do not need to increase the annual HOA dues!
- F. 127 homeowners are signed up on the website <http://river-plantation.us> all new homeowners are encouraged to sign up so they can receive the notification emails.

Kelley Graham – Treasurer Reported on the March month end financials.

- A. There was one question about the misc. administration costs. It was explained that these included all mailings and that the postage cost alone for mailings are over \$90.00. This is another reason that all homeowners should be signed up to get messages via email.
- B. Kelly advised balances in the Operating and Money Market accounts, and that our association is solvent. Operating account 72,776.04 Money Market account 42,570.04

Becky Bos – Pool Report

- A. In addition to the above items we also had 12 of the lounge chairs refinished and they look like new. Cost \$1,506.00
- B. The pool will open May 19 and will close the weekend after Fall Break
- C. We need volunteers to open and close the pool, and email was sent to last year's volunteers and the members who signed up for the meeting to select the weeks they are available to serve.
- D. The pool gate code has been changed and the homeowners will receive a letter from Access Management advising the new code.

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- E. A question came up about using a different system for access to prevent people from other subdivisions from using the pool. We advised that several different types of access had been used and we had the same problems with all. It is the responsibility of the homeowner to not share the codes that allow others access to the pool and many times to cause damage. It is very expensive to maintain the pool, the pool furniture and equipment.
- F. It was also advised that any homeowner that knows someone in the pool is not a member of the subdivision or is not there at the invitation of a homeowner that is present at the pool, should call 911 and ask for a sheriff to come out and remove the person that is trespassing.
- G. Pool Parking lot – we will be towing any car that is found to be left overnight without an appropriately dated parking permit. If you need to leave a car there for a few days contact a board member, explain why you need to park there and they will provide a parking permit for a regular car or pick-up truck that has a valid license plate. Board member can be reached by emailing riverplantationga@gmail.com
- H. A request was made for us to look into a large shade canopy for the street end of the pool. I will look into this and report back our findings.
- I. A question came up about restocking the restrooms, we do not want excess supplies in restrooms because people have been taking them home. The cleaning people come 3 days a week and restocking and the person doing open and close will also be checking for supplies needed.

Wayne Wise – Roads and General

- A. Wayne has contacted to county Roads department to come out and repair the potholes and the large cracks in the asphalt. He has requested that they contact him when they come out so he can review with them.
- B. If homeowners have a problem with potholes, asphalt cracks or curing issues they are asked to contact the county Roads department and initiate a case. If you would like you can also forward the information to Wayne and he will consolidate the requests. Each homeowner must contact the count however so that they see the extent of the issue and have requests from more than 1 person for action.
- C. Stop signs are so faded they are almost white. Wayne will call the roads department to start the process of getting the signs replaced.
- D. The gulfcart running in our subdivision is not legal for our subdivision, and the reckless driving is a danger. If you see it running around please call 911 to have a police officer dispatched.
- E. Lazy River Water in street appears to have been corrected, please call water department if the issue recurs.
- F. Sign at the front of the subdivision advising HOA required and no soliciting needs to be raised as the bushes in the median now cover it up. We will look into getting that done.

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- G. A homeowner advised about all of the trash that is being left around the outside of the tennis court, pool and shed. We request that all homeowners police areas and do not dump in any area on the property. Tree cuttings, grass cutting etc. must be disposed of properly there is not dumping in the subdivision.

HOA Board Members – President Ben Spotts is stepping down and is Janet Ash who has been responsible for the Tennis courts is stepping down.

Without a quorum the board appointed Ben Barber and Tara Frommett as new board members.

Pat Quaglia – will work with us, helping with the tennis courts

The meeting was adjourned at 10:30AM