

**Meeting of Planters HOA Board of Directors  
Tuesday June 18, 2024**

The June 2024 meeting of the Planters HOA was brought to order by Clay Gentry, BOD President, at 6:24pm.

Board Members	Present	Absent	Board Members	Present	Absent
Frank Pratt	X		Clay Gentry	X	
AJ Wilson	X		Kyle Hubbard	X	
Chris Wright	X		Judy Butler	X	
Christie Breedlove		X			

- Tasha Jenkins, Resident Manager, was in attendance.
- Homeowners Terri Silver and Patti Galliard were present.
- Approval of minutes from the June 2024 HOA Board Meeting:
  - A Motion to approve was made by Mr. Wright, seconded by Mr. Gentry
  - The motion was approved unanimously.

**ACC Report**

Date Submitted	Address	Request	Status	Notes
4/9/2024	19 Prestwick Loop	Outbuilding	Approved	
4/10/2024	18 Berkshire Drive	Outbuilding	Approved	
4/26/2024	70 Planters Drive	Outbuilding	Approved	
5/10/2024	30 Juliana Way	Paint Exterior	Approved	
5/10/2024	29 Priory Club Dr.	Replace Fence, firepit and pavilion	Pending	

**Activities**

- No Report

**Budget**

- No report

**Building and Grounds**

- Locked enclosure for modem/router at the Clubhouse
  - This should be completed in the next few weeks.
- The fence at the Pavilion was replaced.

- Projects still pending:
  - The fences at the clubhouse and fitness center need pressure washing and staining:
    - Mr. Gentry obtained an estimate from Exterior cleaning solutions: \$1,425. This includes pressure washing all common areas, including buildings, wood fences, parking lot services, and parking lot curbs. This will also include services near the pool areas, excluding the pool decks near the poles.
    - Mr. Wright stated he would obtain two more bids.
  - Pool Chairs and white fences need annual pressure washing.
  - The picnic tables at pavilion need pressure washing.
  - Tables at the fitness center may also need staining.
  - Painting for the Pavilion, and street signs
    - Contractor has been contacted
  - The playgrounds need mulch. Mr. Wright has obtained one bid, and will obtain two more bids.
- Mr. Wright prepared the gutters the clubhouse, and sprayed for ants.
- Two plastic separators on the deck t the pavilion are in disrepair, they will be replaced.
- A warranty-covered repair for a leak at the clubhouse pool pump is pending. Parts have been ordered. The pool is closed until disrepair can be completed
- Three homeowners have approached Mr. Wright with a suggestion to repaint parking lines and other markings that the common area parking lot. A homeowner may be able to perform this work. Mr. Wright will research this potential project.

### **Management**

- Clubhouse Usage: 56 hours with no deposits held.
- Pavilion Usage: 10 hours with no deposits held.

### **Welcoming**

- No report

### **Nominating**

- No report

### **Treasurer:**

- Checking: \$58,700.64
- Savings: \$50,081.04
  - Savings Interest: \$0.43

### Violations

Name	Address	Violation	Status	Notes
Tun	53 Planters Dr	Debris/Overgrowth	Open	Bartow Code Enforcement has been involved
Wells	60 Colonial Cr.	Window AC Unit	Open	2nd letter has been sent
Maes	24 Priority Club	Unpainted exterior	Open	2nd letter has been sent
Strother	38 Planters Dr.	Unapproved shed	Open	2nd letter has been sent
Moser	12 Berkshire Drive	Pool Violation	Open	Letter to be sent. See executive session minutes.
Van Hook	129 Colonial Circle	Pool Violation	Open	Letter to be sent. See executive session minutes.
Powell	62 Colonial Circle	Pool Violation	Open	Letter to be sent. See executive session minutes.

**Old Business:**

- Discussion about collection of annual assessments using credit card.
  - Tabled until the July meeting.

**New Business:**

- Mr. Gentry stated that new link cameras have been purchased for three common areas. These cameras will be installed soon.
- Mr. Wright made a motion to amend the Board’s policy, as follows:
  - Within 30 days of receipt of notice of a violation that falls under the jurisdiction of the Architectural Control Committee, the homeowner must rectify said violation in a manner that is satisfactory to the Architectural Control Committee. If the violation is not rectified within this time period, the Board of Directors may impose penalties upon the homeowner, in accordance with the regulatory documents of the HOA.
    - The motion was seconded by Ms. Wilson. The motion was passed with 5 in favor, 1 opposed.

- A motion was made by Mr. Gentry to begin an executive session. The motion was seconded by Ms. Wilson. The directors entered into executive session from 7:20 PM to 7:435PM.
- The Board of Directors agreed to continue its existing agreement with Max Langston to clean the pools and to manage garbage pickup for the remainder of the 2024 pool season. This existing agreement stated that he would do so three days a week, after 10 PM. The Board specified that Mr. Langston should perform the duties on Sunday, Tuesday, and Thursday. He should also ensure that the garbage cans are moved back to the common areas on Friday morning, after the collection service picks up garbage.
- The Board of Directors discussed the installation of key card readers on the bathroom doors at the pavilion and of the exterior bathroom doors at the clubhouse. Comsec has quoted \$3,477.85 to perform this job at each common area (\$6,955.70 total.)
  - A motion to table this discussion was made by Mr. Hubbard, seconded by Mr. Wright. The motion passed unanimously.

### **Adjournment**

- A motion to adjourn was made by Mr. Gentry, seconded by Mr. Wright. The Motion approved unanimously.
- The meeting was adjourned by Clay Gentry, President, at 8:15pm.
- The next meeting of the Board of Directors is scheduled for 7/9/2024 @ 6:30 PM.

Respectfully submitted,

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Frank Pratt III (Secretary)