

**Meeting of Planters HOA Board of Directors
Tuesday August 20, 2024**

The August 2024 meeting of the Planters HOA was brought to order by Clay Gentry, BOD President, at 6:08pm.

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				

Approval of minutes from the June 2024 HOA Board Meeting:

- A motion to approve was made by Mr. Wright, seconded by Mr. Pratt. The motion passes unanimously.

Approval of minutes from the July 2024 HOA Board Meeting:

- A motion to approve was made by Mr. Wright, seconded by Ms. Breedlove. The motion passes unanimously.

ACC Report

Date Submitted	Address	Request	Status	Notes
5/10/2024	29 Priory Club Dr.	Replace Fence, firepit and pavilion	Approved	
Unspecified	38 Planters Dr.	New shed and mailbox	Approved	
Unspecified	55 Colonial Court	New deck	Approved	
Unspecified	18 Presswick Loop	Exterior painting	Approved	
Unspecified	15 Katie Ridge	New Windows, painting	Approved	

Activities

- No Report

Budget

- No report

Building and Grounds

- A leak in plumbing for the irrigation system at the pavilion will be repaired.
- The nets at the tennis courts need to be replaced.
 - The HOA may have at least one spare net in storage.

Management

- Ms. Breedlove reported that clubhouse reservations are going smoothly, as we prepare to refer this task to Community Management Associates.
 - Mr. Gentry stated that he would speak with CMA about the new access system reservations that are made after September 1.

Welcoming

- None reported

Nominating

- N/A; no current Board vacancies.

Treasurer:

- As of 07/31/2024:
 - Checking: \$105,080.46
 - Savings: \$50,081.87
- Mr. Hubbard (Treasurer) stated that \$10,000 will be transferred to CMA for startup/transition funds, in accordance with the contract.
- Mr. Hubbard stated that there has been an approximately 75% reduction in outstanding dues over the past few months. At this time, Accounts Receivable includes approximately \$38,000 in delinquent assessments, interest, and late fees.
 - Mr. Hubbard will inform CMA of all homes that have outstanding balances.

Address	Violation	Status	Notes
53 Planters Dr	Debris/Overgrowth	Open	Bartow Code Enforcement has been involved. This violation will be referred to CMA.
60 Colonial Cr.	Window AC Unit	Open	2nd letter has been sent . This violation will be referred to CMA. This violation will be referred to CMA.
24 Priority Club	Unpainted exterior	Open	2nd letter has been sent. This violation will be referred to CMA.
64 Planters Drive	Trailer parked in driveway	Open	This violation will be referred to CMA.

16 Stiles Fairway	Unapproved shed	Open	This violation will be referred to CMA.
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Old Business:

- None

New Business:

- Mr. Wight reported that Terry Silver and Demetrius Rice have been appointed to the Architectural Control Committee. The ACC now has 5 members.
- Mr. Wright stated that Frank and Dee Dee Langston have agreed to paint the street signs in the neighborhood, and to apply new lettering to the signs. A total of 48 signs will be painted, with a proposed price of \$30 per sign (\$1,440 total,) which includes both paint and labor. This project has proposed start time of September 1, 2024, or thereafter. Mr. Wright stated that this a prior estimate of \$35 per sign was made, this company never responded to further inquiries.
 - Mr. Wright made a motion to approve the quote from Mr. and Mrs. Langston. The motion was seconded by Ms. Butler. The motion passed unanimously.
- Ms. Breedlove will continue to answer the HOA phone until CMA assumes management duties for the HOA on September 1.
- Mr. Gentry stated that letters from CMA to homeowners, regarding their services and enrollment in the web portal, should be mailed by the end of this week.
- The Directors discussed previous problems with the landscapers dumping leaves another debris in various places in the neighborhood. The landscapers have reportedly been advised to haul off all debris.
- The Directors discussed dissatisfaction with the current pest control company. The board discussed terminating this contract, for cause.
 - A motion was made by Mr. Pratt, and was seconded by Mr. Wright. The motion passed unanimously.
- Mr. Gentry stated that the HOA has purchased 72 batteries for the new Amazon Blink cameras that have been installed in the common areas. He estimated that these batteries cost approximately \$42 a month. This cost will be reduced after the polls close within the next month.
 - The Directors discussed the possibility of installing new closed-circuit cameras the common areas. This discussion was tabled until the fall, when capital improvements for 2025 are discussed.
- The Directors discussed deleting the following language under the “Delinquent Assessment Balances” section, on page 1 of the rules and policies for the Biard of Directors:
 - *“Within seven business days after July 31st any and all homeowners in default on current dues payments shall be sent a letter advising of the 10% penalty added to their account. In addition, the homeowner shall be advised of the board’s policy, which prohibits their use of all facilities, owned and maintained by the association. 3.8.11, 7.12.11”*

- motion to delete this clause was made by Mr. Wright, and was seconded by Ms. Wilson. The motion passed unanimously.

Adjournment

- A motion to adjourn was made by Mr. Wright, and seconded by Ms. Butler. The motion was approved unanimously.
 - The meeting was adjourned by Clay Gentry, President, at 7:54pm.
- The next Board is scheduled for 9/10/2024, at 6:00 PM.

Respectfully Submitted,

Frank G. Pratt III
Secretary