

The Planters Homeowners Association, Inc.

Agenda

Semiannual Homeowners Meeting

March 26, 2023, at 7:30pm

Board Members present

Christi Breedlove
Judy Butler
Clay Gentry
Dee Dee Langston

Frank Pratt
A.J. Wilson
Chris Wright

Tasha Jenkins, resident manager, was also in attendance.

1. Call to Order:

- a. Frank Pratt (President, Board of Directors) called the Semiannual Homeowners Meeting to order at 7:34pm
- 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.

2. Determination of Quorum:

- a. Number of homeowners in attendance (in-person and via. zoom/proxy): 43
- b. Number of homeowners in good standing: 355
 - i. Determination of a quorum:
 1. A quorum is present (12.11% of homeowners; 10% needed)

3. Old Business:

- a. Approval of the October 2023 biannual meeting minutes: A motion was made and seconded. The motion was approved unanimously.

4. New Business:

- a. Annual Election of Directors
 - i. Three Director terms expire at the end of this meeting.
 - ii. The Nominating Committee presents the following homeowners as candidates to fill these three positions. The homeowners are listed in alphabetical order, by last name. The candidates are presented as a slate. The Nominating Committee expresses no preference for any particular candidate(s)
 1. Clay Gentry (incumbent)

2. Patty Gilleland
 3. Kyle Hubbard
 4. Frank Pratt (incumbent)
- iii. No additional homeowners were nominated from the floor.
 - iv. The election was held via. secret ballot.
 - v. Clay Gentry, Frank Pratt, and Kyle Hubbard were elected to fill the three vacant positions, which shall expire at the end of the Simi-Annual meeting in March 2026.
- b.** The 2023 profit/loss statement (summary format) and a list of homeowners who are delinquent on their annual assessments was distributed to the homeowners.
 - c.** The Board presented the following topic for discussion:
 - i. The Board is considering a proposal to require homeowners who enter the pool (while a pool monitor is on duty) via a key card to also present photo identification, to verify his or her identity. This idea is being presented as a means of preventing individuals who are not homeowners from using a keycard that has been borrowed from a homeowner. The Board invited the homeowners present to discuss their opinions regarding this proposal.
 1. The matter was discussed, and the existing policies regarding access of youth and guests were reviewed. After the conclusion of the discussion, the homeowners were generally in favor of the new policy.
 - ii. The Board has considered a policy to require homeowners to provide a list of tenants who rent their homes. The Board has decided to include a form with the invoices for the annual assessments, asking homeowners to list the names and contact information for tenants who reside in the home.
 - d.** The Board has approved the following capital improvements. Each of these improvements has been made, or will be completed in the very near future:
 - i. The interior walls at the clubhouse were repainted.
 - ii. The interior trim at the fitness center was repainted.
 - iii. Exterior repairs and painting are planned at the fitness center.
 - iv. Street signs are being re-painted and re-lettered.
 - v. New security cameras were installed at the clubhouse.
 - vi. New security cameras will be installed at the pavilion.
 - vii. New key card readers will be installed at the front door and exterior bathroom doors at the fitness center.
 1. This will eliminate the need for homeowners to use the “gym” key to enter the premises. It will also keep an electronic log of key cards that are used to gain entry into the fitness center.
 2. A homeowner suggested that a sign be posted at the entrance to the fitness center, stating the age restrictions.
 - e.** Over the past few months, the Board has considered multiple bids for landscaping and the aforementioned painting and repair projects at the clubhouse and pavilion.

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.

Open Floor Discussion

Frank Pratt opened the floor for discussion and questions at 8:31pm.

(note: some of these topics were discussed earlier, before the floor was opened discussion.)

1. A homeowner asked about the possibility of issuing fines for homeowners who are non-compliant with the covenants, bylaws, and/or Board rules. Mr. Pratt stated that the Covenants do not allow the HOA to issue fines for these violations. He stated that these homes can have their privileges (e.g. access to the pools and other common areas) and voting privileges suspended if they are non-compliant.
 - a. A homeowner asked about the possibility of the HOA enforcing non-complaint modifications by hiring contractors to correct these issues if the homeowner does not respond to the notice of violation. Mr. Pratt stated that this idea has been discussed at recent Board meetings, and by the ACC.
 - b. Mr. Pratt pointed out the HOA generally only responds to complaints that are submitted by homeowners. As such, homes that are in violation, but not reported to the Board are generally not addressed by the Board.
 - c. A homeowner pointed out that many homes in the neighborhood have mailboxes that are damaged, or otherwise non-compliant with the covenants. Mr. Gentry pointed out the company that manufactured the mailboxes that were originally installed for most of the homes can no longer provide these mailboxes. Mr. Pratt stated that a second mailbox design was approved by the ACC many years ago. The mailbox standards are available on the HOA's website (<http://www.theplantershoa.com/documents>)

Mr. Wright stated that the ACC is considering approving additional designs for mailboxes and mailbox posts.

- d. Mr. Wright stated that he and Tasha are happy to notify Georgia Power about inoperable streetlights. Homeowners can also report these issues directly to Georgia Power via. their website:
 - i. (<https://www.georgiapower.com/about/grid-reliability/outage-information/report-street-light-outage.html>).
 - ii. Mr. Pratt reiterated that the streetlights are owned and maintained by Georgia Power, not the HOA.
- e. Mr. Wright asked homeowners to talk to tenants who are renting homes to provide their contact information to Tasha.
- f. A homeowner asked about the high cost of phone service at the common areas. Mr. Pratt stated that this cost includes internet access at all three common areas. The internet access is required for the key card reader systems. Mr. Pratt stated that the common areas are considered to be commercial properties, which increases the cost of phone and internet service, when compared to

- similar service for residential properties. Thasha Jenkins recently negotiated a “package” deal for phone and internet with AT&T, to minimize the total cost.
- g. A homeowner asked about restrictions regarding parking on grass and on the street. Mr. Pratt pointed out the HOA cannot take action against vehicle that are parked on the street, or grass that’s located on the right-of-way. The Bartow County Sherriff has the authority to address these issues. Mr. Pratt stated that there are some allowances for vehicles that are parked on the grass on a lot (e.g. temporary parties for parties or gatherings.)
 - h. A homeowner asked if the HOA could maintain a list of vendors that can provide miscellaneous services. Mr. Pratt stated that the Board of Directors does not want to be perceived as endorsing certain vendors, and excluding others. Mr. Pratt pointed out that there are a few unofficial Facebook groups for homeowners that allow members to ask for recommendations for vendors. These groups may also allow vendors to advertise their services.

Upcoming events

Pools Open	Friday May 10, 2024
Spring neighborhood yard sale:	Saturday May 4, 2024
Pools Close:	Saturday September 29, 2024

Adjournment

- Clay Gentry made a motion to adjourn meeting. Chris Wright seconded the motion.
- There being no further questions, the meeting was adjourned by Frank Pratt at 8:48pm

The next Semiannual HOA Membership meeting will be held on
Tuesday October 1, 2024, at 7:00pm, at the Clubhouse.