

**Meeting of Planters HOA Board of Directors
Tuesday September 10, 2024**

The September 2024 meeting of the Planters HOA was brought to order by Clay Gentry, BOD President, at 6:00pm.

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			

- Rachel Bryant, CMA Resident Manager, was in attendance.
- Approval of minutes from the August 2024 HOA Board Meeting:
 - A motion to approve the minutes was made by Ms. Wilson, seconded by Mr. Gentry. The motion passes unanimously.

ACC Report

Date Submitted	Address	Request	Status	Notes
≈ 7/30/24	21 Juliana Way	Exterior Paint	Approved	
unspecified	70 Planters Drive	Outdoor Shed	Approved	

Activities

- No Report

Budget

- Ms. Bryant stated that a draft budget for 2025 will be available soon, for presentation at the Simi-Annual Membership meeting on 10/01/2024.

Building and Grounds

- A leak in plumbing for the irrigation system at the pavilion will be repaired.

Management

- Clubhouse usage: 21 reservations from 08/01/24 to 09/10/24.
- Pavilion reservations: 2, from 08/01/24 to 09/10/24.
- Ms. Bryant stated that CMA’s staff is being trained to operate the HOA’s key card access control system.

Welcoming

- None reported

Nominating

- N/A; no current Board vacancies.

Treasurer:

- Bank Balances (as of 08/30/2024)
 - Checking (Wells Fargo Account): \$154,557.68
 - Checking (First Citizens Account): \$25,000.21
 - Savings (Wells Fargo Account): \$50,082.30

Violations:

- Current violations are being processed and assessed by CMA. A report will be made at the next BOD meeting.

Old Business:

- None

New Business:

- Mr. Gentry received quotes for pest control at all three common areas:
 - Complete Pest Control (≈ \$170/month)
 - Haux (≈ \$120 / month)
 - Atlanta Pest USA (≈ \$125 / month.)
 - After discussion, Mr. Pratt made a motion to award the contract to Haux. Seconded by Ms. Butler. The motion passed unanimously.
- The Directors discussed retention of a law firm to advise the HOA on legal matters. (Lazega & Johanson, Leuder, Larkin, and Hunter, Winter Capriola and Zenner.) Ms. Bryant recommended Winter Capriola and Zenner, which charges \$1,200 per year.
 - Mr. Wight made a motion to retain Winter Capriola and Zenner. Seconded by Ms. Wilson. The motion passed unanimously.
- The Directors discussed changes to the Boards's policies. Proposed changes were suggested. The Directors agreed to table a vote on this matter until the changes are reviewed by legal counsel.
- Mr. Hubbard stated that the HOA's 2023 tax return has been filed.
- Ms. Bryant stated that an insurance broker is currently assisting with finding a new liability insurance policy for the Directors' consideration.
- Ms. Bryant stated that her staff are reviewing possible new contracts for pool maintenance for the 2024-2025 season.
- Ms. Bryant stated that CMA will have a debit card issued to the Board ASAP.
- The Directors discussed the elimination of the \$100 reservation deposit for the clubhouse. According to Ms. Bryant, the deposit would need to be debited from the Homeowner's account, and credited back to the account after the reservation is complete.
 - After discussion, the Directors agreed to amend the Board's policy to eliminate the reservation fee, and to add a clause that holds homeowners responsible for damages that are inflated when the common areas are

reserved. These changes will be integrated into the other changes to the Board's policy, as mentioned above.

- Mr. Pratt asked Ms. Bryant about the need for the HOA to register the corporation with the US Treasury Dept. under the new The Corporate Transparency Act. Ms. Bryant stated that the Directors will receive training on this topic in the near future.
- Mr. Pratt stated that he would change the contact information on the HOA's website and official Facebook Group, directing homeowners to contact CMA, instead of the old Resident Manager phone number, which is no longer in service.
- Ms. Bryant stated that she would look into changing the HOA's registration data with The Georgia Secretary of State, as needed.
- Mr. Pratt stated that he would archive all e-mail messages from the HOA's Yahoo e-mail account, and that this e-mail account will be deactivated once the messages are archived. In the meantime, Mr. Pratt configured the auto-responded for the Yahoo account to respond with a message that instructs senders to refer all inquiries to CMA.

Adjournment

- A motion to adjourn was made by Mr. Butler, and seconded by Mr. Wright. The motion was approved unanimously.
 - The meeting was adjourned by Clay Gentry, President, at 8:00pm.
- The Board agreed to hold a special Board meeting on 9/24/2024 at 6:00 PM, to prepare for the semi-annual HOA membership meeting
- The next monthly meeting of the Board of Directors will be held on 10/08/2024 at 6:00pm.

Respectfully Submitted,

Frank G. Pratt III
Secretary