

Minutes
River Pines Plantation POA Meeting
Tuesday, August 29, 2023
6:30 pm
Home of Matt and Missy Dailey

The meeting was called to order at 6:36 pm

The following people were present: Missy Dailey, President; Lisa Broyles, Vice President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Charlie Gibson, Member at Large; Jeff Nastasi, member at large.

I. Old Business

A. July Minutes were approved by everyone.

B. Selling of the Water/Sewer System - A signed letter of intent with suggested changes was sent to the CSWR. Some of the board members did not receive the initial letter before it was sent to CSWR. CSWR had issues with changes that were added to their letter of intent. They contacted Jeff. These issues were discussed, removed, the letter resigned, and sent back to CSWR. This is only a letter of intent. They will be assessing our system. This is not the final letter/offer we will receive from them. The assessment could take from 1 – 2 years.

C. Fabrication of New Tank by Blum – The initial emergency, expediated check request for Blum from Community Management was made on August 2nd. Due to unfortunate miscommunications and lack thereof, along with their third-party accounting system, the check for the new tank was received on August 29th. Charlie confirmed their receipt of the check. Now they will be able to start fabricating the tank. It will take 16 – 20 weeks to complete the tank.

This will be discussed in more depth at the October 28th General Meeting.

D. Property Owner's Leak - This has been repaired.

E. New Locks on Pump 1 and lift stations – These have been replaced. All board members know the combination.

F. Demand Letter for Generator – A demand letter for reimbursement was sent to the Generator Company. They have 30 days to respond. Charlie will talk to him. We also need to find someone certified to do the annual maintenance on the generators that he had been providing.

G. Board Election – At the time of this meeting, there were no bios received for the October 28th election. By the time these minutes were finalized, we had received 5 bios. Thank you to everyone who is running for the board!

II. New Business

A. Architectural Review Committee – Charlie has resigned from the ARC. We have two other volunteers running on this committee. We would like to have a board member on the committee. It was discussed how difficult this position is because of the wording of certain restrictions. It was suggested and accepted that we will be working on the restrictions that continually come up with issues and revise and vote on these. Voting on these revised restrictions will take place at the October 28th General Meeting. These restrictions are:

1. Motor homes, RVs (and the like)
2. Sheds, Detached Storage Units
3. Air BNB short term rentals

B. Change in Management Company – We have spoken to 4 property management companies over the past few months. We have received bids from two. We interviewed Magnolia Management owner, Daniel Camp last month. He was the low bidder. We will continue to ask him questions and speak to references about their company.

Our current contract with Community Management was auto renewed for three years on 7/1/22. We have a list of multiple breaches they have made in their contract. We contacted our attorney about terminating the contract. Their contract is designed so that they have the ability to attempt to correct our list of breaches and if they do so, we are unable to terminate the contract. We do not want to incur legal fees trying to fight a battle we will not win. Therefore, our next option is to buy out the contract. This cost is 25% of the remainder of the contract. We will offer ½ of that.

Magnolia Management's fee is 38% less than Community Management. We will save money over the remainder of Community Management's contract even by paying to terminate the contract. Magnolia Management offers a one-year contract. We will give them a one-year trial. We regret this has happened, but we feel it is what is best for our community at this time. We want everyone to know there will be a transition period. We will keep everyone informed.

Jeff and Lisa had no questions for Magnolia Management. They were satisfied with the interview at last month's meeting. Charlie, Jennifer, and Brenda offered to call references for Magnolia Management.

C. WTSO - WTSO will be reading meters in October for our new rates.

D. Violations – One new property owner was given a grace period with no fines to get in compliance with the restrictions. This deadline ended on 9/1/23. Fines will be given for non-compliance with the restrictions.

We also have one resident we are working with to resolve a past due balance on water fees.

E. Accounts Payable – Community Management - We have 10 outstanding invoices we are waiting on Community Management to pay. We need to make sure we provide them with all the necessary information required for payment to a vendor. (Certificate of Insurance and W-9). Hopefully obtaining this information for them will help speed up the payment process.

G. Bank Balance - Brenda is monitoring the bank balance. We will have to move money soon from the money market account to the bank account to pay for the balance of the new water tank.

H. Bankruptcy and Foreclosures - We will be turning off the water on two homes and inform Community Management.

I. Community Management current complaints – Missy will email Community Management with our latest lists of complaints.

The meeting adjourned at 8:54 pm.