

Minutes
River Pines Plantation Homeowner's Association Meeting
Tuesday, January 31, 2023
6:30 pm
Home of Jim and Jennifer Batson
31062 Dendinger Mill Road

The meeting was called to order at 6:30 pm.

The following people were present:

Missy Daily, President; Lisa Broyles, Vice-President; Jennifer Batson, Secretary; Brenda Drushel, Treasurer; Charlie Gibson, ACC and Member at Large; Keith Samrow, Water/Sewer and Member at Large; Eric Neal, Member at Large (present via telephone)

I. Old Business:

A. Update on the charges from WTSO—Keith Samrow

There was a Leak at a resident's house. WTSO came out and determined the leak was on the resident's side. It was fixed. WTSO will send us the bill; we will forward the bill to the property owner.

There is another leak on our side that will need to be repaired. Charlie and Keith will attempt to make the repair. It is not an emergency and will be scheduled for repair when necessary.

Keith noted a sewer line leak that needs repair because of electricity costs running the pumps nonstop. The question was raised if we have to use WTSO for repairs. We do not. Missy requested getting bids if we cannot do the repairs ourselves.

Keith stated that the sewer needs to be fixed before next hurricane season. Missy suggested when outsourcing water and sewer repairs, we have all repairs made at one time to cut down on travel fees.

Keith motioned to accept bidding the work. Brenda and Missy seconded it.

Suggestions for plumbers were Sammy Saucier and we will ask Community Management for other suggestions. Missy will contact Patricia with Community Management.

B. Update on TownSq Program—Jennifer Batson

Jennifer brought to the meeting a suggestion to use TownSq, a residential app on your phone instead of using Facebook. It would help us run more efficiently, improving communications, and driving community engagement. The cost is approximately \$110/month (or \$1/month per property owner).

Lisa stated that Community Management already offers most of the items offered by TownSq, we are just not utilizing them. Lisa will bring the brochure to Patricia and see about taking advantage of all Community Management website as to offer.

Missy suggested we keep TownSq in mind for possible future use.

A motion to accept not looking into TownSq further at this time was made by Lisa and seconded by Brenda.

When necessary, we will put a newsletter out monthly with things discussed at the meetings while waiting on the minutes. The Newsletter will be separate from the minutes. Please note that minutes will be one month behind because they must be approved by the board at the following meeting before publishing.

C. Update on the Camera System, Camera WIFI and Viewing — Lisa Broyles and Eric Neal

Eric was out of town for this meeting but did call in and join via phone. Eric sent a message before the meeting letting us know that he tested the cameras, and all are working properly. He will train board members on how to use the cameras.

D. Compliance with Restrictions

The Board received a letter from a resident's attorney requesting a variance from the ACC for keeping his motor home on his property, exposed. Because the 5th wheel is used for work, they would like to keep it at their residence. They are unable to provide a means for hiding the camper from view at this time. The resident could not provide supporting documents for the work use.

Jennifer suggested we have the community vote on this restriction to see if an amendment is necessary. Missy suggested we conduct a survey instead. A motion was made to accept this by Missy and seconded by Jennifer.

It was decided to send out a Newsletter with information on the survey and how it will be conducted. We must move quickly because we want to get this issue settled. We plan to have the survey completed in 5 days.

II. New Business:

A. Structure of Meetings with Community and notifications

1. We will be using Robert's Rules of Order for all our meetings.
2. Newsletters with pertinent information will be placed in a newly installed Dry Box "TAKE ONE" at the Main Entrance sign. Newsletters will also be distributed via email blast by Community Management. If you do not receive an email, please go on Community Management's website and start a ticket. How to start a ticket: Go to comwebportal.com and log in. Go to "My Resident Area". Follow the instructions under "Announcements" "CMGT Support Ticket".

B. Contracts with WTSO/CMGT/Grounds Maintenance /Spectrum

Lisa is the liaison between Community Management and the Board. Margie Adams handed a box of documents to Jennifer the night of the Orientation Meeting. Jennifer will get all contracts to Lisa to oversee them with Community Management to make sure they are executed in a timely manner.

C. Signage indicating, we are an HOA neighborhood.

We will be installing two more signs indicating that our subdivision is an HOA community. They will be placed by the main sign and one back towards the cul-de-sac. Lisa voted to accept this. Eric seconded the motion.

D. Amending Restrictions regarding the Trailer/Motor Home Parking –

The Board is now in receipt of two letters from residents requesting variances from the ACC allowing motor homes to be stored at their residence without being enclosed or behind fencing.

It was discussed that while we as a Board cannot mention names of residents in violation of the restrictions, neighbors can personally take violators to court for not being in compliance with the restrictions.

The violations in question are:

6.18 VEHICLES

6.18.1 The following must not be kept or stored within the Property unless stored inside of a closed garage or behind an enclosed fence: junk or abandoned vehicles, junk or abandoned boats, commercial or industrial vehicles of any type and size other than commercial vehicles related to the owner's primary occupation that can be housed or parked within the limits of the properties [sic] driveway. Commercial vehicle parking will be at the discretion of the ACC.

The River Pines Amended and Restated Covenants and Restrictions also includes the following provision:

6.27 PARKING VEHICLES . . . No equipment shall be kept or maintained on any Lot in any manner which would detract from the appearance of the Property, which is to include no parking of any equipment vehicle, or the like. No house trailers, mobile homes, buses, commercial vehicles, or commercial trucks shall be kept, stored, repaired, or maintained on any Lot or servitude or right-of-way in any manner which would detract from the appearance of Property.

As stated above, The Board has approved conducting a survey to ask the community what they want. Based on the results of the survey, we will either keep the restriction in place as they are, or we will put the restriction up for a vote seeking an Amendment to the restrictions.

The survey will go out with the Newsletter. Once the survey is distributed, property owners will have 5 days to return them. The surveys will be distributed in 2 different ways: Online voting via an email sent by Community Management or a paper survey, available in the new Dry Box, or by asking any board member. Each property owner/household will have **1 vote**.

Paper ballots can be mailed or turned into Jennifer Batson: 31062 Dendinger Mill Road.

Lisa and Missy will talk to Patricia with Community Management about this.

Lisa voted to send the survey. Keith seconded the motion.

The Current compliance procedure is as follows:

- First violation - Warning Letter or a phone call – then 30 days to correct the violation.
- Second violation - \$35 fine with 30 days to correct.
- Third violation - \$35 fine with 30 days to correct.
- The cost to file a lien is \$230 at the expense of the property owner.
- Missy asked if a utility lien is different.
- It was also suggested that we reevaluate the cost of fines.
- If necessary, we ask the attorney these questions and the board will vote on these changes.

We currently have liens on two property owners. A separate property is under foreclosure.

Lisa pointed out that when the bank buys the property, we should discontinue the water.

All fines given to Phase 3 property owners before their incorporation into the HOA have been returned.

E. Looking at 2023 Budget for modifications that may be needed.

1. Financial Review for December –Brenda

Financial statements were reviewed. For further information, financial statements can be found on Community Management’s website.

We discussed all costs, including the cost of the new generator. We reviewed our current budget and our financial needs for the next 5 – 10 years.

Keith estimates we will need +/- \$200,000 for water improvement over the next several years. After we review the breakdown of finances and assess our current financial situation, we are considering the need for an increase in water charges for proper preparation for the future and next hurricane season.

We had extraordinary expense last year with buying a new generator, hurricane damage repairs, high bills from WTSO invoices, higher electrical and internet bills. Keith and Charlie will look at all WTSO bills and make sure they are correct and recommend any changes we need to make. Missy also gets a copy of all bills.

A rough estimate was provided by Keith. He foresees a \$60,000 +/- shortage of where we need to be at the current time. Therefore, if an emergency happens, an assessment to each property owner (based on this estimate, \$600/owner) to keep our water and sewer running. The discussion of raising water fees \$20/month would give us approximately the \$60,000 needed in 2.5 years. These additional funds are currently a high priority. This decision will be made by the board.

It will be on the agenda for the Spring General Meeting to be held on April 22nd. Charlie and Lisa offered their homes for the meeting. The meeting will be at Charlie and Rhonda Gibson’s 31604 River Pines Drive.

We are also in need of a new water tank, and we should have money in reserves for this. Joe Dupuy has one for us to check out. Charlie and Keith will assess the costs involved.

Since the last time our dues were raised, we have had an increase in propane, electricity and we have replaced a generator. It has been several years since our last increase.

F. Water System failed update Charlie and Keith

Everything is currently operating properly. Lift Station 3 needs renovation work. Charlie and Keith will work on this.

Loretta Marchifiva began taking water samples for us when we switched to WTSO. Currently, Al Vinett is taking our samples and we greatly appreciate their time and effort. Looking to the future, we might want to consider lining up other people who would want to help in this capacity. This is a daily task, rain, or shine, cold or heat. Samples are taken every day and must be filed with the State. It is a paid position of \$440/month. This is a very important position. Brenda indicated that she and Ron might be interested when Al is ready to retire from this position. It was also discussed to have a conversation with Joe Dupuy and see if it in fact needs to be done daily. Could we possibly switch to weekly sampling?

G. Creation of Committees:

1. **Welcome Committee** – Lisa and Brenda agreed to continue with this committee. We will seek one more person for this committee via the newsletter.
2. **ACC Committee** – Consists of 3 members. Charlie Gibson is currently in charge of this committee. Danie Schwab has offered to assist on this committee. We will seek one more person for this committee via the newsletter.
3. **Social Committee** (do we want to have a community sponsored Halloween, Christmas, etc.) The Board decided not to have a social committee, but to let residents offer private parties for events/occasions on their own.
4. **Emergency Response Committee** - Herbert Broyles and Thomas Schwab are heading up this committee. We will seek one more person for this committee via the newsletter.

H. Fines and ACC Requests:

- 1 Property owner has been given a 30-day warning.
- 4 property owners are receiving fines for non-compliant restriction items.
- One property owner is still dealing with Hurricane Ida residual issues.
- 2 property owners are asking for ACC approval on renovation items.
- 1 ACC Request has been approved.
- 2 property owners are in violation and will be contacted soon.

Additional issues discussed not on Agenda:

Margie handled our taxes with Community Management in the past. Do we want to let them handle the taxes again. The board voted to let them handle the taxes again. Brenda or Lisa will drop off this to them.

Brenda – brought up old news from previous board:

Fixing Command Ground B – Roping off at a certain point with enough room to turn around.

Past President has been removed from the bank account. The current president will take care of being added.

Facebook Admins are Missy and Brenda. Jennifer will be added.

Charlie – Mentioned an ACC request for a fence by a property owner. There is a variance due to a slope in the yard. The fence was approved.

Meeting was adjourned at 8:28 pm.

Missy made motion; Jennifer seconded it.

Next meeting March 7th at 6:30 at the home of Missy Daily.

Minutes were approved by Missy with edits to be made and seconded by Lisa.

Edits have been completed.