PLYMOUTH CREEK ESTATES HOA

 Annual Meeting Minutes

September 16, 2024

6:30 p.m.

1. Call Meeting to Order: Jonathan Torres, President, called the meeting to order at 6:30 p.m.

2. Verify Quorum: Quorum verified – Jonathan Torres, Cheryl Higgins, Ellisa Lugo,

 Roseanne Miller, Ginny Bentley present from the Board of Directors. 7 Homeowners

 were in attendance.

3. Approve August 1, 2024 Meeting Minutes: Roseanne made a motion, seconded by

 Cheryl, to approve the minutes from the August 1, 2024 meeting.

 **Motion approved unanimously.**

4. Approve 2025 budget: Roseanne presented the HOA budget for 2025. HOA Dues will NOT

 be increased for 2025. The finances of the HOA are in good shape. There is $20,000 in

 capital reserves to be used on major projects. The HOA saved $3000 on the landscaping.

 There is an extra $2130 above the budget that can be used for any additional purchases

 approved by the Board of Directors, i.e. Christmas lights, decorations. The Board will look

 into the contract with Duke Energy regarding the street lights in the community. This

 contract is coming due in 2025. Cheryl made a motion, seconded by Ellisa, to approve the

 HOA Budget for 2025.

 **Motion approved unanimously.**

5. Board of Directors officer selection: No new people came forward to enter their name for

 a position on the Board. The only names entered are the current HOA Board of Directors

 members. Therefore, there will not be an election tonight for the positions on the HOA

 Board of Directors. The only action tonight will be to select the officers for this coming

 year. Cheryl made a motion, seconded by Ellisa, to keep the same people in their positions

 on the Board for the upcoming year.

 **Motion approved unanimously.**

6. Community input for security cameras: Earlier in the year, some homeowners made

 contact with the Board regarding having security cameras installed at the entrance of

 the subdivision. Jonathan and Cheryl did extensive research into this project and

 determined it would be quite expensive for our subdivision. A dedicated internet line

 would need to be installed in the median. The cost for this project, not including the

 cost of the cameras would be $10,000-$15,000. Also, in their research, they found that

 security cameras only deter up to 30% of crime in the neighborhood. In order to pay

 for this project, a special assessment would be given to each homeowner. At this time

 the HOA Board decided not to pursue the installation of security cameras.

7. Covenant Changes: There are differences between the Bylaws and the Covenants. The

 Bylaws are recorded in the County. The Bylaws can only be changed by the Board. The

 Covenants cover what the homeowner can and cannot do. If a homeowner wants to

 change a Covenant, 75% of the homeowners must support the change to the Covenant.

 With 75% support, the homeowner would bring this information to the HOA Board and the

 Board would make a decision to make the change.

Non-agenda items: Cheryl presented a request from Sasha Isaacs, homeowner, for funds for holiday decorations at the entrance to the subdivision. After discussion, Cheryl made a motion, seconded by Jonathan, for up to $100 provided for holiday decorations at the entrance of the subdivision.

**Motion approved unanimously.**

Sasha also mentioned having the Cookies with Santa event near Christmas 2024. This is a community supported activity. A date will be set and announced to the community.

Sasha also mentioned having other community activities throughout the year. This effort will be added to the agenda for the next HOA meeting.

The HOA Sponsored community yard sale is scheduled for October 26-27, from 9am-4pm. Ellisa will provide signs for the yard sale. Cheryl will put the dates on the Community Board at the front entrance.

8. Schedule date of next regular Board of Directors Meeting: The next HOA Board of

 Directors Meeting will be January 16, 2025 at 6:30 p.m.

Jonathan opened up the meeting for questions from the homeowners attending. A question on the roads in the community and repair. Approval must come from Lake County. The wetlands were also mentioned on Oak Lane. Homeowner must request Lake County to trim the trees, banana trees on Oak Lane.

9. Adjourn meeting: Jonathan made a motion, seconded by Roseanne to adjourn the meeting

 at 7:04 p.m.