

February 13th 2020 KPHOA Board meeting with residents.

Last Board only meeting was conducted 16 January 2020 at the Clubhouse.

Attendance:

Present Board

President: Antonia Bradley

Treasurer: Mark Schoenig

VP of Grounds and Facilities: Mike Bish

VP of IT: Gina Bradley

Absent Board

Vice President: Melinda Dellert

Secretary: Tracie McEnery

Present Committee Chairs

Architectural Committee (ARC): Jon Yobs

Covenants Committee (CEC): Sue Bish for Melinda Dellert

Events Committee: Rhonda Schoenig for Dawn Irons

Absent Committee Chairs

Neighborhood Watch: Rachel Bolyard

10 Homeowners attended the meeting at the Kelly Plantation Clubhouse at 6 pm.

Opening Remarks from President

Antonia Bradley reported two Board changes since last meeting. The Board officially and regrettably accepted the resignations of Irene Bussey as VP of Covenants and Helen Brice as Treasurer. Melinda Dellert has accepted the position of Covenants Committee Chair in addition to her Board duties as Vice President. Mark Schoenig, long time former KPHOA Treasurer has graciously accepted the position of Treasurer. We thank and welcome Melinda and Mark for their willingness to step up and serve the community in their new positions.

Antonia Bradley reported the Architectural Guidelines have undergone a much needed revision since its last update in 2015. The Board in conjunction with the KPHOA ARC and CEC committees has updated the guidelines and will have the new guidelines published to the website March 1st 2020. It is important for all homeowners read the updated Guidelines to ensure compliance. Any questions can be directed to the Board or to the ARC or CEC as applicable.

Board and Chair Reports

Grounds and Facilities: Mike Bish reported several projects have been completed and are in work around Kelly Plantation.

1. The pool filter system is in bad need of replacement due to age. It will be transitioned to a salt water pool in March. This transition should save money on chemicals currently needed. The pool closure to make this transition is not anticipated to affect the 2020 pool opening expected for Memorial Day weekend.
2. The Front Pond fountains are blowing the circuits and after extensive troubleshooting with the electrician it was discovered the pumps are badly worn and need replacing. Pond pumps will be replaced and the north pond will be updated with a lighting kit to match the south pond.
3. The Board requested a Fire Marshall inspection and has installed a new fire extinguisher, smoke detectors and exit signs per the Fire Marshall report.
4. Mike provided samples of the selections of the tile to be replaced in the Clubhouse Office and Kitchen. The floors are scheduled to be replaced the week of 17 February.
5. New signage will be added to address video and audio surveillance of the pool areas, and video surveillance inside the clubhouse.
6. Fishing for residents only signs will be erected at the ponds. Homeowners who utilize the ponds for fishing are kindly asked to pick up any leftover bait and fishing gear. In the past we have had geese and ducks get caught in fishing line that was left behind.

IT and Security: Gina Bradley reported that she has received a quote to have two cameras installed to cover the playground and tennis court areas. The Board has approved the installation which is being scheduled. Hopefully this will deter the vandalism the HOA has endured at the playground at various times.

Treasurer Report: Mark Schoenig provided an updated financial report. The transition from the previous treasurer to Mark has been closed and the audit results are due anytime.

1. Several residents still have outstanding dues and follow up action is being executed.
2. February Billing has been completed and 2019 Tax Preparation is in work

Architectural Chair: Jon Yobs reported many requests for new fences and landscaping have been received. Jon wants to remind homeowners do not need to request to remove dead trees however, if any tree removed impacts the minimum required tree count of 1 large tree and 2 small trees for backyard, the homeowner will be required to replant to meet the minimum requirement. Jon asked that homeowners submitting drawings for back porches to follow the guidelines of submitting scale drawings when submitting requests. Jon is asking for another homeowner to join the Architectural Committee so that there will be 5 members. Anyone interested can contact the ARC committee via their email located on the website.

Covenants Enforcement Chair: Sue Bish gave the report for Melinda Dellert as written.

1. Thank you to all homeowners for doing a great job at keeping their residences in compliance
2. We especially want to thank everyone for adhering to the dates set for the bulk pick-up and being diligent about putting debris on the curb at the set dates
3. The CEC is trying to be more proactive in communicating with Kelly Plantation (KP) residents. As a result, you will see more reminders from us on the KPHOA Facebook page as well as emails to the neighborhood at large.
4. We understand that remembering everything in the guidelines is difficult, and we want to make sure that we are here to assist with all aspects of compliance.

5. We appreciate that after each reminder so far, the CEC has noticed homeowners taking a proactive role in assuring compliance of their residence.
6. The CEC will email residents when possible to indicate non-compliance; otherwise, a notice will be placed on the mailbox. Please be sure the Secretary has your updated or corrected email.
7. Areas of immediate attention, which the CEC will focus on as we move into Spring, are conditions of resident's fences...either needing to be stained, pressure washed and re-stained or replaced/repaired.
8. We will also send a "Spring Reminder" letter that will emphasize additional areas to which attention needs to be paid as we move into spring and summer months.
9. One last item, we are still in need of a volunteer to assist the CEC. If you are interested, please email us at covenants@kellyplantationhoa.net
10. You may always email us with any questions regarding the covenants...we are here as a resource to assist the homeowners.

The Events Committee: Rhonda Schoenig gave the report from the events committee. Lots of exciting activities are planned this year for the community. The first of these will be the Mardi Gras Event Feb 22nd at the Clubhouse. The Committee is excited that new members have joined the committee. Since the events committee have planned additional events a motion was made from the Rhonda Schoenig to increase their budget from \$1500 per year to an additional \$600. Gina Bradley seconded the motion and the Board approved. Since the Event Committee already had \$600 left over from last year due to a rain event, the Committee will receive their allotted budget of \$1500 for this year and will add this \$600 increase to their yearly budget request for 2021. Anyone interested in joining the events committee are encouraged to contact the Events Committee at the email located on the website.

The meeting was adjourned at 7:15