



PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

Monday, February 17, 2025

Opening - Jim McClung called the meeting to order at 7 p.m. with the Pledge of Allegiance and announcement a Quorum.

Present Board Members - Jim McClung, David Staloch, Kallen Bailey, Mary Lou Watson, Scott Clark, Kent Campbell, John Willett and David Bowden.

Absent Board Member - Karen Bell

Approval of Minutes - Motion to approve the minutes and the Motions of the January meeting was made by Dave S. Kent stated a few corrections, clarifying that it was requested for John W. not John T. to obtain a five-year financial comparison and that Dave S. provides an update on the road report not a Rose report. Also, Scott reported contacting Aquatic Control not Aqua Control for a lake treatment bid. Jim confirms the corrections and then seconded the Motion to approve the minutes as corrected. Motion carried unanimously.

Financial Summary - Kallen provides a financial report, noting that all accounts are on track and comparing them to the previous quarter. He confirms that a financial report comparison will be given every quarter, and the budget is being finalized with CPM. A Motion was made by Jim and seconded by Scott to approve the financial report with no further discussion. Motion carried unanimously.

ACC Report - Kent mentioned various new projects and ongoing work on a spreadsheet of long-term projects which date back two or three years. He was asked by Jim to review some old binders in the back office for relevant documents.

Roads Report and Culvert Repair - Dave S. provides an update on road maintenance and the preparation for a projected snowstorm. He mentioned we currently have only two trucks available. Our third truck is in being repaired. He discusses a specific issue with a culvert and the need for a camera inspection and other ongoing culvert issues. Kent stated there is a large pot hole by the front gate bulletin board and the need for permanent patches.

Lakes and Beaches Report - Scott reported there was a false alarm about a water leakage and ongoing maintenance. He received a second lake treatment bid which was \$10,000 higher than last year.

Security and Technology Report -There was a discussion regarding hiring general contractors for maintenance tasks and their positive performance. Dave B. mentions difficulties in getting people involved in security. So far, he has five persons on the committee. He talked about ongoing discovery work and the need for a physical walkthrough of the infrastructure.

Communications - Jim reported he requested an email to be sent from Tara to encourage parking off the roads so snow plowing trucks can clear the roads.

Maintenance - Scott provides an update on tractor and truck maintenance, confirming readiness for snow removal. He stated we have a full shed of salt. There was discussion regarding the need for gate repairs and the potential closure of a gate for concrete patching.

Old Business – A homeowner/builder was contacted regarding mud and rock being tracked onto a Raintree owned road (Forest Drive). The homeowner/builder requested the POA have more gravel placed on the Raintree owned road as it was the source of the mud and rock being tracked onto Forest Drive. The Board of Directors agreed it is the sole responsibility of the POA to place gravel or any other material on the community owned roadways, and community members or others should not place materials on, or modify the roads, the lakes, etc. The Roads committee chair agreed to have the road in question reviewed, and if additional gravel is needed, proceed with doing so. The homeowner/builder has agreed to remove soil and rock from Forest Drive as needed.

New Business - Jim brings up the topic of the annual Raintree cleanup, mentioning the need for more volunteers and community involvement. It was emphasized the importance of participation.

John provided information regarding the Infrastructure Crisis Fund including its current balance and contribution process. He stated that 5% of the annual assessment goes into this fund.

Adjournment - Kallen made a Motion, seconded by David B. to adjourn the Business Meeting at 7:50 pm. Motion passed Unanimously

Open Forum

- Attendee asks if the financial balance sheets will be available in the entrance hall. Kallen confirms they will be available.
- Attendee mentions the need to request more people for the lakes and beach committee.
- Attendee raises concerns about cleared lots and flooding. John W. agrees to investigate.
- Attendee asks about the decision to end a contract and the need for transparency. Board member explains it's still in discussion.
- Attendees discuss the importance of community involvement in the cleanup and the need for better communication.
- Attendee asks about the status of the campground and the potential for wintertime storage. Jim explains the risks and responsibilities.
- It was clarified the communication process and the importance of updating contract information.
- Attendee asks about the status of ditch maintenance and the need for better drainage, board members agree to investigate.
- It was confirmed who is the owner of the Country Club and the need for proper communication channels.

Open Forum – Concluded at 8:40 pm.

Minutes submitted by: Mary Lou Watson, Board Secretary

NOTE: Minutes are generated from an AI Transcript.