

SCHIEVELING PLANTATION HOA ANNUAL MEETING

12/3/2019

Quorum present: 27 members in attendance

President opened the meeting at 7:00 pm.

Welcome:

-saving budget for the end to allow for time of discussion

Approval of minutes:

-motion to approve the minutes, second. Vote passes to approve the minutes

Presidents Report:

-2 big issues

1.- HOA Mgmt. Company:

Resident: compliance standards were enforced, but for the last 4-5 years they have become more of a problem.

HOA: compliance can be outsourced.

HOA: management company- We have had a few companies go over what they can do.

Benefits:

-dues can be paid online

-company comes through and manages compliance issue

-maintenance of pool and clubhouse begins with the compliance company

-we went into this seeking help with compliance

-they could also handle the finances: mgmt. companies give you a menu of options.

-finance: bills, monthly reports etc. That info is returned to the board. I have requested that the treasure and president have real time access to it. They do the financial records, collections, etc.

-helps maintain consistency- Pres: I am one person and it's hard to handle this myself. One option cost is \$85 per home per year- IMC

Resident: Does IMC manage Village Green?

Pres/Tres: I also met with another national company they took a look at our budget and finances and they said there is no way you can afford us.

-IMC is out of Hilton Head with an office here

-We may look at Ravenel Associates- their pricing will most likely be similar to IMC

President: I've had issues dealing with compliance, I want to at least discuss outsourcing.

-Resident: for 6 years I was compliance and I handled it without costs. (Glenn- you were unique and deserve a medal)

- President.: peoples' attitudes have changed since you did compliance. There is a lot more resistance. The HOA has tried to figure out some other ways to do compliance. In the past, we had committees set up and that did not go well.

Resident- it allows us to not pit neighbor against neighbor. We have a small neighborhood.

Committee Reports:

Pool:

- Chuck Tremann is taking over keys and fobs: lost fobs are \$12 per fob. Lost bathroom keys are \$2/ea.
- We will need the pool still cleaned up and chairs put out when opening.
- Chuck- I am dealing with blue water pool company and dhcc
- I need help with the physical work

Maintenance:

- We need a chair

Social:

- We have a holiday party coming up
- Want more social stuff to happen
- It would be great if someone with younger children would help

ARB

- Rhett Butler- new construction
- A couple issues with fencing
- No current problems

Grounds

-We had entrance work done earlier in the year so we had little damage during Dorrian there, basically because we had the canopy cleared prior to the storm.

-the rest of the neighborhood didn't fare so well

-a number of houses had stuff go down in the buffer zones

-we need to be better prepared for this each year. Our neighborhood has a lot of trees

- Resident- I want to know why the trees were removed from my neighbors home that were not damaged at the root.

- The HOA did not remove these trees

- Resident: they have a swing and a fire pit in there as well that is on HOA.

- President- if a tree falls from HOA property onto a yard whose responsibility?

- Resident: there are dead trees behind my home, they had marked the trees to be removed, but nothing has been done. If one of those trees falls on me, my home, my grandchildren I am going to own Schieveling Plantation

-Resident- There are other issues. We need to get compliance on multiple issues: Dogs are running loose.

-President if a tree falls on your house, regardless of where it originated from, it is your responsibility - UNLESS you have filed negligence for the tree prior to the storm/damage

-compliance: Please don't park on the street, yard waste- please don't put out prior to the evening before pick-up.

Resident- are they fined?

- Work truck- we will talk about this under new business

Treasurer's report:

A few observations:

- This neighborhood was founded in 2000. With increasing age comes increased maintenance. There are lots of assets that the HOA has to take care of (15 acres) that most people are not aware of. About 75% of our budget is property maintenance and repair- a lot of this is unavoidable.
- Budget is increased to assume that we will have one major storm per year - we need to be financially prepared for this
- Second point. We haven't raised dues in 7 years. If we had done this, we wouldn't be in this situation. This is only the 3rd time in 20 years
- The numbers with most fluctuation is landscaping and maintenance
 - \$45,000 in expenses, and this is not all of them. I'm estimating closer to \$50,000. This is due to trees- storm damage, trees in buffers that needed to be removed. Some pre Dorian, some that were damaged during Dorian. The other issue is cleaning up the buffer areas from the storm- there are some homes with buffers that are in peoples' backyard and close to homes. Trees that were taken down in HOA zones were safety issues
 - 2020- budget has gone up \$8000 in landscape maintenance to allow for more tree work. We did some work in anticipation- upfront and playground. I want to go through all the buffer areas and assess all the trees
 - \$100 increase in dues is for property maintenance and repairs. We have been under budgeting
 - This year I took \$9000 out of savings.
 - Insurance deductible is \$25,000 for the property.
 - Resident- Still with State Farm? Treasure: We did a bid in 2012. We need to bid again
 - Landscaping contract: Resident- how much is the cost to cut the grass? Maintenance for the property is around \$18,000. Resident- can we bid that out? Treasurer- they have not increased the fee in 10 years
 - Where is the special assessment for the pool? Treasurer - That money was done in 2019 budget and was returned to savings
 - President- If we change the board every 2 years it's hard to control what bids we have done.
 - Management company- they can handle the bids on these types of things
 - Resident? Will the management company manage the liens and restrict pool access? Treasurer- they will have to adhere to our expectations and covenants
 - Resident? How will they manage our personal information- home, credit card, names, emails etc? Pres- they have firewalls, and they have safety procedures in place

-Treasurer: We spent \$10,000 on storm related work. Removal and maintenance was \$25,000.

-Special project- this includes the clean up by the landscaper after Dorian

-pool company also charged for Dorian clean up

-again its maintenance and repair that is driving this
-we need to build up our reserves. I want to put money back into contingency
-entrance is only insured up to \$18,000.
- if the pool or clubhouse receives damage there is no guarantee that there is \$ to cover
-contingency allows us to use this fund for such purposes

-hvac was replaced this year as well for \$1,800
-clubhouse roof was repaired. Its a 20 year old building. It needs work

- I put \$100 increase in to balance budget
- \$85- 100 is for management company
- -resident so \$685 is what we are looking at? Well \$700-

President: I say we have three options

-increase
-do nothing
-special assessments

Resident: I want to thank Denis, you have done a great job. \$85 is a great deal! Be sure you get a guarantee that they are not going to increase dues and get community references

Discussion of dues in other neighborhoods

Resident- management company probably will not police every day

Resident- compliance is mostly due to renters. Board- renters do get the covenants.

Resident- compliance will not get any better with a company

Resident- I feel the board deserves to not have to do compliance. The hours could be better served elsewhere

Resident: what type of compliance issues are we talking about?

- There is a home that was sublet, a VRBO. Our neighborhood doesn't allow businesses to be run out of homes. It's more than just parking on the street. I'm not allowed to open a bakery out of my garage

-Day to day things- Yard and large waste put out nearly a week early

Resident- who will we find to replace our treasure if we lose our current treasure? Takes 10-15 hours a week. Another plus for the management company

Resident- we can still send photos of the infractions to the company so it doesn't have to be a daily drive through

Resident- commercial vehicle?

HOA: It does not meet the current statutory requirements of what defines a commercial vehicle. However, the HOA can define what a commercial vehicle is but it needs to be fact based, rational and applied consistently. We have not had the chance to legally define it yet.

Resident- will the management company collect fines and can we use it for maintenance? Yes

President- trying to be transparent

Is there old business to bring up?

- Resident: how many people still owe for 2019? One- paying in installments
- Can we split the fees 1/2 January and 1/2 July. Treasure- It's a lot of work. If we have a management company they may be able to do that
- Management needs 30 days to begin . Resident- we need to vote
- Treasurer- board has the ability to increase the dues by the CPI as part of the budget process so that we don't have to do another major adjustment. This year, it's only \$8.00 but over time the increase will help avoid hitting a wall again. Strongly urge future boards to continue with CPI increase.

Motion to increase \$200 and have the board pick and approve the HOA compliance company

Resident- who is our attorney and why is he our lawyer

Back to the motion on the floor

Passes with more than 2/3rd of the home owners present

Dues are normally due Jan 1 but are extended to Jan 31st

Resident- reason I didn't vote. Ravenel- I have had issues with them. I strongly feel that we shouldn't use them.