

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Hunter's Creek Clubhouse

October 16, 2018

Attendees: Terry Cummings, Bruce Culbertson, Thomas Pritchard, Michelle Karlovetz, Bob Moon, Ralph Layland, Jeanie Dean, Brad Pate and Barry Brown. Wilson Bruce with Town & Country

There were 20 property owners also attending.

Meeting called to order by Terry Cummings at 6:00 PM with an official quorum present.

East Coast Golf Presentation -- Mike Buccerone shared what has been happening over the past few months. There have been some changes made in personnel. All the lights in the parking lot have all been addressed and are properly working. They are close to deciding on a plan to address all the lakes & ponds. He reported there are still a large number of property owners that have not come in to take advantage of their quarterly \$30.00 food & beverage credit.

Architectural Control Committee Update:

- B Brown provided a report updating current houses under construction, new house lots that have been approved for construction and approved submissions for additions. (**copy is attached to minutes**).
- T Cummings updated the group on the progress of the Ad Hoc Committee that is working on a set of ACC Procedures & Guidelines.
- W Bruce reported on his findings from legal counsel and the insurance carrier related to the potential liability associated with the ACC operating separate from the BOD. As long as the Board supports the Committee's decisions all is ok. Bruce recommended to B Brown to consult with Sou. Land Development about their committee insurance coverage.
- W Bruce provided an update on the status of 102 Isabella Court. He presented the Board with a copy of the statement whereby the Association is imposing monetary fines upon the owner and the attorney is handling the mailing.

Financial Update – B Moon presented an updated Balance Sheet as 10/15/18 (**copy is attached to minutes**).

Management Update:

- W Bruce reviewed with everyone the impact of the new Chapter 30 HOA Law that was introduced in May.
- W Bruce reviewed the most recent inspection report conducted by Town & Country.
- W Bruce presented for the BOD to review and evaluate a RFP to use for soliciting bids for the annual lawn contract. Directors were asked to review and send comments by the end of this week.
- Christmas Social – M Karlovetz agreed to work with East Coast in planning for a social near the Christmas holidays for all owners.

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Capital Expense Committee – members of the Committee are Ralph Layland-Chair, Tyler White, Dru Robinson, Curtis Shelly and Mike Buccerone. R Layland presented to the Board for their consideration a list of 7 projects that his committee had vetted in conjunction with M. Buccerone. The Board was asked to evaluate and email Ralph with their approval of suggestion within 1 week.

Speed Control discussion – W Bruce presented the Sherriff's department log for the past month. There were several positive comments about the speed-monitoring device used in the neighborhood. T Cummings agreed to investigate the cost of the POA possibly purchasing one of these devices. It was agreed we should continue to have the patrols and concentrate during the hours of 7-9 am and 4-6 pm.

Board Alert- T Pritchard made the Board aware he has sold his house and will be moving out of the community. His board seat will be vacant and will be discussed at the next board meeting.

Open Owner Forum:

- O Burdette (108 Lacy Ct.) expressed concern over the shape of the pond behind Queens Court. P Burdette made the group aware that Queens Court had purchased the chemical used to treat this pond 2 years ago and the golf course owner at the time had not used them.

T Cummings made the motion to adjourn the meeting at 7:26 pm. B moon seconded it. All approved.