

**Palmetto Plantation Homeowners  
Annual Meeting  
Tega Cay Baptist Church  
Thursday September 21, 2023**

**Call to order 6:40PM**

**Roll Call** -PP-HOA Board- Sandy Griffin, Kirk Wilson, Steve Adams, Margie Willis, Bill Burd, Harold Preston and Katy Ewalt

**Board Member's Report**

**Sandy Griffin- President**

Sandy welcomed all in attendance. Reported that meeting has 38 homeowners in attendance. She then gave a short report on the BOD direction in following all of the By-laws, CCR's and Rules and Regulations. She explained that the BOD duty was to enforce our governing documents to help preserve and improve our property values. She then explained the violation process of sending letters, holding hearings and setting fines if applicable. The ARB committee's sole responsibility is to review all submitted ARB application. The ARB's authority will approve or deny applications. Their duty is to assure all approved applications abide our governing documents.

**Kirk Wilson- Vice President**

Kirk reported that he had worked this year to reinstate the Block Captain system the community previously used. Block Captains would be the eyes and ears of the community.

**Bill Burd-Member at Large and Landscaping Liaison**

Bill reported that the landscaping at the front entrance needed some minor work. Some of the work will include new mulch, shrubbery trimming and the addition of daylilies. Bill noted that the heat takes its toll and some of the planting need heavy watering in the height of the summer.

### **Steve Adams- Treasurer**

See below the treasurer's report and summary

### **Margie Willis – Secretary**

Margie gave report on the goal of the BOD to improve the community website. Attempting to make it user friendly and easier for residents to get to what they need. ARB rules and Applications, our governing documents, most recent BOD director meeting minutes, and any current announcements. The goal is to have this info on the opening page. Margie announced we had a current Clemson IT student working when he can to help us. Margie also noted that minutes from all BOD meetings can be found on the website for resident review. Every attempt is made to post them in a timely fashion.

### **Katy Ewalt- Member at large -Social Committee and Security System Liaison**

Katy reported that this past year our social activities saw a great increase in attendance. The semi-annual picnics both Fall and Spring were well attended. Children events both Halloween and Easter Egg Hunt were enjoyed by the community children and grandchildren. Our Holiday Christmas decoration contest had good participation too. This past Christmas Santa made an appearance on a Flint Hill FD truck. She commented the firefighters enjoyed our community. She is hoping that will happen again this holiday season. Katy also reported that the front entrance security cameras saw no issues this past year.

### **Harold Preston- Member at Large**

Harold introduced himself. He said he was happy to be a part of the board and bring a homeowner's input where needed.

## **Financial Report 2023-2024 Budget**

Steve Adams reported that in accordance with HOA Bylaws Article V an audit was conducted by 3 residents, who are not members of the Board of Directors. This year's committee was Dave Hiltgen (chair), Cathy Coats and Borpit Intawiwat. None were present at the meeting. Steve thanked them for their service and thoroughness of their review of the neighborhood finances. The Audit committee reported the books were in good order. The committee did recommend that the BOD of directors might consider a portion of the funds be designated as a reserve fund. The audit committee report was made available to anyone requesting a copy.

Steve reported that we no longer will be waiving dues as a prize in our resident drawing at the annual meeting, we will now have for all residents in attendance, a drawing for a \$100.00 Gift Card.

Steve also reported that all residents had paid their dues last year, However, we did have 2 homeowners with outstanding late fees he was still trying to collect. They would be added to those resident's current dues invoice.

Steve then reported the late fee schedule

Annual Dues are due October 1<sup>st</sup> with a 30-day grace period

Checks postmarked after November 1, are to pay \$130

Checks postmarked after December 1. Are to pay \$140

Presented for review were the complete 12-month financial report for the previous fiscal year. (Oct 2021- Sept 2022), and a partial 11-month financial report of the current fiscal year.(Oct-2022-Aug- 2023). Time was given for questions. One question was asked regarding in any fines assessed on any homeowner. No fines were assessed in the past 2 fiscal years.

Steve presented the Proposed Budget October 1,2023 – September 30, 2024 Included in his presentation was historical income and expenses from 2016 – 2024. Steve asked for questions. None were asked and no comments were received. With no objection, the budget was unanimously affirmed by the 38 homes present in compliance with CCR Article 9.03.

## **Residents questions and Comments**

#1 -a resident asked for an explanation of a quorums. Sandy responded that quorums are needed whenever a vote would occur. A quorum at the annual meeting would require 30% or 38 homeowners. A vote to change any CCR rules and regulations would require 67% or 2/3 of residents voting. 67% would be 84 homeowners in attendance or by proxy to vote and change.

#2 – a resident voiced a concern on the housekeeping of the community. The concern was about trash cans being seen overflowing, unkept shrubbery. Sandy responded. Our focus as a BOD is to preserve and maintain our community. She then assured the resident this was a priority. Sandy said that the violation procedures should and will be posted on the website.

#3- a resident inquired on the wooded property behind the homes in the community. Steve Adams noted that the community owns and pays taxes on 5.8 acres. The concern was fire hazard of overgrown brush. It was suggested that perhaps we contact the Dept of Natural resources or the local fire Dept to assess the risk.

#4- a resident voiced the concern of cats free roaming. Sandy responded that we were unaware. A discussion resulted in asking that any resident with a concern notify the board so it can be addressed.

#5-A resident inquired and asked for an ARB report. He noted in the past that occurred at the annual meeting. Sandy announced we had 20+ applications and all were approved. The majority being tree removal. The resident then asked if that information might be included on the website. Margie Willis responded that we would be hesitant to do that as it might give residents a pathway to thinking “ oh if this # of folks have done it, it must be ok” and deter residents from completing an ARB application. A compromise was made and ARB statistics will now be included in the BOD meeting minutes. A note was made to announce the data at the annual meeting keeping with tradition.

**Meeting Adjourned at 7:34PM**