

Palmetto Plantation Homeowners Association
Annual Homeowners Meeting
Tega Cay Baptist Church

09/08/2022

Call to Order: 744PM

Roll Call: Board of Directors in Attendance: Alison Elliot (President), Steve Adams (Treasurer), Allison Nitschke (Secretary); Christian Rodriguez, Donna Kenworthy, Shelley Martinez.

Establish Quorum (38 homeowners needed for quorum):57 (including proxy votes)

Approval of Meeting Minutes: Minutes of annual meetings were reviewed and approved.

Committee Reports

1. Architectural Review Board (Arlene Braniff)
 - a. Volunteers Needed as 2 members are leaving, leaving 4 on the Committee. New chairperson as of September 30, 2022.
 - b. Please review CCR's and ARB rules and requirements as there were 23 violation letters sent this year.
 - i. Specific violations included: Trash cans, Parking on the grass and on the street overnight, Unkempt lawn, Refuse in front yard, Vehicles with permanent lettering parking overnight, and a Viable Tree was cut down.
 - ii. Need 84 to vote for changes in the CCR's.
2. Maintenance/Front Entrance (Steve Adams):
 - a. Retired old flags and raised new flags with the assistance of veterans.

- b. Planted sawmill palm trees at the front entrance.
 - c. Water Leak was repaired by the county on August 1 and the road has been repaired.
 - d. Some plants may need to be replaced as they are failing.
 - e. Appeal for new board members to take over this committee.
 - f. Christmas decorations need to be replaced per Frank McBride who has been managing Christmas decorations at the front entrance.
3. Maintenance/Infrastructure:
- a. Streetlights were replaced by York Electric Co-Op on February 23, 2022. All 125 homes are paying \$6.50 per month to pay for the streetlights.
 - b. Road Repairs were submitted to York county and were repaired in 2 locations.
 - c. Reviewed contacts for utilities related to Palmetto Plantation.
4. Security (Katy Ewalt)
- a. One request for footage to be pulled.
 - b. Cameras functioning after replacing the backup battery to ensure recording is complete. Security Committee recommends battery be replaced every 18 months.
 - c. One camera overhead, an infrared license plate camera at night, and one camera coming into the entrance which can identify license plates and cars. (Notes: Cannot see crosswalk on cameras.)
5. Communications
6. Social (Allison Nitschke)
- a. Yard Sale and Cookout:
 - i. Saturday, October 8th, 2022, and Saturday May 20, 2023. Yard sales begin at 8a and cookout will begin at 12:30.
 - b. Halloween Party: Saturday October 29th 6p-8p.

Officer Reports

1. President (Alison Elliot)
2. Vice-President
3. Treasurer (Steve Adams)
 - a. Reviewed results of the Audit Committee for fiscal year 2021-22, which was completed by a committee selected by the treasurer.
 - i. The Audit committee is composed of 3 different individuals every year to protect the integrity of the HOA Treasury.
 - ii. The Audit Committee recommends lowering fees for dues due to annual surplus of funds as well as creating an office supply budget for treasurer's documentation.
 - b. The Treasurer reviewed the projected budget for fiscal year 2022-23.
 - i. Discussed inflation effects on budget and dues.
 - ii. Reviewed line items on expenses that changed from last fiscal year to present fiscal year.
 - iii. Residents addressed adult trees on Gold Hill due to the recent history of trees falling.
 - iv. Reviewed line items for income.
 - v. Residents asked about flowers for neighbors who have passed. Marge makes motion to re-establish \$300 added to budget for bereavement for current residents that pass away. Discussion followed. Motion approved by majority.
 - vi. Discussion related to waiving dues versus offering gift cards. Waiving dues was historically an incentive for attending annual meetings. Katy Ewalt is making a motion to make a line item for a gift card for one homeowner, in good standing, who attends the annual

meeting to be randomly selected to receive a gift card for equivalent amount of dues. Proxies are exempt from raffle. Discussion followed. Motion opposed and tabled for new Board of Directors.

- vii. Transfer Fees were collected from residents moving or out of the neighborhood. Mike made a motion to eliminate transfer fees for homeowners. Discussion followed. Use a small amount of income to provide new residents with welcome baskets and information packets. No volunteers to assist with keeping track of new homeowners, creating and delivering baskets. Karen Adams and Heather Smith volunteered to help with welcome baskets. Motion re-stated. Motion was made to keep transfer fees \$100 per homesale in the budget. Motion was approved.
- viii. Budget approved.

Old Business

None

New Business

Nomination of new board members: Bill Burd, Margie Willis, Steve Adams, Sandy Griffin, Harold Preston, Kirk Wilson, Katy Ewalt.

Numerous residents report speeding continues to be a problem in the neighborhood.

Door Prize Drawing

Margie Willis

Meeting Adjourned 951p.