

## Palmetto Plantation HOA BOD Meeting 11/2/2022

### Meeting called to order at 6:33PM

**Present:** Steve Adams, Kirk Wilson, Katy Ewalt, Margie Willis, Sandy Griffin, Harold Preston, Bill Burd

**Meeting Minutes:** Minutes from the 9/28/2022 were submitted, Motion made to accept by Bill Burd 2nd- Kirk Wilson Motion carried

**Announcements:** Sandy thanked everyone for attending

### OLD BUSINESS

Committee- committee volunteers were collected any assigned.

<b>ARB</b>			<b>BLOCK REPS</b>		
<b>Sandy</b>	sgriffin@amshoa.com	980-875-7929	<b>Kirk</b>	kirkwilson7@yahoo.com	704-533-5446
Faye Wilson	fayewilson5@yahoo.com	704-491-4463	Faye Wilson 4	fayewilson5@yahoo.com	704-491-4463
Cathy Coats	coats.cathy@yahoo.com	704-996-1455	Bonnie Pregrad 5	bon@comporium.net	803-547-3561
Elizabeth Kandle	elizabethjeankandle@gmail.com	803-280-4585	Joanne Hastings 9	joannehastings3@yahoo.com	732-814-6044
Margie Willis	margie.willis@outlook.com	301-606-6568	Dave Hiltgen 7	dhiltgen7@gmail.com	803-984-6136
Amanda Smith ?	danielsmithrealtor@gmail.com	843-226-4959	Harold Preston	haroldpreston@yahoo.com	931-212-7668
<b>SOCIAL</b>			<b>MEMORIAL</b>		
<b>Katy</b>	tidbit_13@yahoo.com	704-502-7157	<b>Margie</b>	margie.willis@outlook.com	301-606-6568
Heather Smith	mike300bowl40@yahoo.com	803-431-6450	Heather Smith	mike300bowl40@yahoo.com	803-431-6450
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Allison Nitschke	alnitschke75@gmail.com	513-304-7855			
<b>WELCOMING</b>			<b>LANDSCAPING</b>		
<b>Steve</b>	skadams@comporium.net	803-548-7819	<b>Bill</b>	billburd8@gmail.com	803-448-2310
Heather Smith	mike300bowl40@yahoo.com	803-431-6450	Mike Vallieres	Vtval185@gmail.com	803-610-9214
Kirk Wilson	kirkwilson7@yahoo.com	704-533-5446			
Faye Wilson	fayewilson5@yahoo.com	704-491-4463			
Margie Willis	margie.willis@outlook.com	301-606-6568			
Karen Adams	skadams@comporium.net	803-548-7819			

The bold in the chart above noted the Board liaisons for the committee. Memorial committee will honor deceased home owners and current residents ONLY

## **Community Events**

Fall Picnic had a great turn out. Kirk noted that personal invites work best. Block Captains in the future can extend invites and help with RSVP counts for food

Halloween 2022- Katy reported on behalf of Alison Nitschke- BEST turn out in history of the event. 75% were in costume. Pets too. Need better RSVP to have enough pizza and treats. Need to work on Costume categories and prizes. The cul-de -sac at Blue Field and Point Wylie offered enough space. Looking forward to next year.

Christmas Decoration Contest- More communication needed to advertise prizes and how to vote. A motion by Bill Burd 2<sup>nd</sup> by Katy was made to set gift card prizes in the amount of \$75, \$50 and \$25 to Walmart . All in Favor. Motion Carried

Community event Survey needed to get feedback on what the community would like to see as events in the future., Board briefly discussed spring picnic foods and possible pancake breakfast as future ideas.

## **HOA Awards and gifts**

Annual Meeting- At NO Time can an HOA member win a “ free year of dues” as a drawing winner at the annual meeting, ALL residents must pay and be treated as equal. In lieu of free dues A motion was made by Sandy and 2<sup>nd</sup> by Harold – Motion carried.

The Palmetto Plantation Association will now offer a gift card of \$100 to a location of the winner’s choice, as the prize in the drawing at the Annual meeting. All homeowners **in attendance** of the annual meeting are eligible to win. This prize is an incentive to attend.

ALL contest winners will receive gift cards no cash awards.

## **Financials**

Steve Adams reported that as of 11/2/2022

112 homeowners had paid their 2022 dues

13- have not

Steve is currently the only HOA board member with a debit card.

We also need to update the bank records. Sandy and Steve to set a date to address that at the bank.

A lengthy discussion was had on the HOA dues fee schedule

Going forward all annual HOA dues statements will be mailed.

A lengthy discussion was held on setting new policy for delinquent homeowners.

See policy details below

Sandy made a motion to set new procedures and policy for delinquent dues. 2<sup>ND</sup> Kirk Wilson Unanimously passed Motion carried.

## **PALMETTO PLANTATION**

### **Annual Assessment Collection policy**

#### **Effective January 1, 2023**

☐ Annual assessments are due in full on October 1 and late after October 31.

☐ Assessment payment envelopes must be post marked by October 31 st , and assessment checks must be received by the Treasurer on or before October 31 st .

☐ Assessment checks received and payment envelopes post marked after October 31, are delinquent and will incur a late fee of \$10 per month plus any collection fees incurred, until the total amount due is received.

☐ All expenses incurred by the HOA to collect delinquent assessments, will be posted to the owners account for reimbursement, including USPS mailing fees, small claim court recoding fees and all legal fees.

☐ The board encourages owners that may be in a difficult financial situation, contact the board to discuss potential payment plan options to prevent late fees, collection fees and legal fees.

☐ Monthly delinquent statements will be emailed to owners with an active email or USPS mailed to all owners that are

delinquent after November 1, indicating the balance due.

**HOA Mailbox access**

Steve Adams currently gets all USPS mail  
Any board member can get the mail with ID at The Postal Route.

**HOA Emails and Drives**

Currently Steve and Sandy have access to email  
Documents can be found on Google drive

**Next meeting** 12/7/2022 6:30 PM

**Meeting adjourned** 8:30PM

Minutes respectfully submitted  
Margie Willis  
Palmetto Plantation Secretary