

Palmetto Plantation HOA
Regular Meeting
January 9, 2020

Meeting Location: Lovins Residence Windy Oaks Dr. Fort Mill SC

1. Call to Order: 7:17 PM
2. Roll Call: Paul Childress-President, Alison Elliott-Vice President, Steve Adams-Treasurer, Allison Nitschke-Secretary, Donna Kenworthy-Member, Troy Lovins-Member
3. Approval of Agenda
4. Reading and Approval of Minutes
 - a. Minutes from 9/10/2020 read and approved.
5. Officer Reports
 - a. President
 - i. Would like to commission residents to volunteer to review and revise CCR's.
 - b. Vice President
 - i. Updates related to Palmetto Plantation website and email.
 - c. Treasurer:
 - i. Send out 1st qtr treasurer report to those who are interested.
 1. Venue to request treasurer reports on website.
 - ii. All dues have been received for fiscal 2019-2020.
 - d. Secretary:
 - i. Will distribute phone directory by 1/13/2020.
6. Committee Reports
 - a. No established committees at this time.
 - b. Discussed resident driven WELCOME COMMITTEE.
7. Special Orders
 - a. Board approved a \$150 Thank You Gift Card to Alison Elliott in recognition of all the hard work and time she donated to rebuild the community website
8. Unfinished Business
 - a. Phone Directory: approved and will be distributed via email or paper.
 - b. Security: Board Member will follow up with Katy Echwalt who is monitoring system.
 - c. Leasing within the neighborhood; execution of CCR and penalties; continued discussion
 - d. Estimates for Front end Landscaping
 - i. Troy Lovins reports based on his research the rates for front end landscaping are reasonable and within the budget allowance.
 - ii. Board agreed to remain with current landscape company.
 - iii. Landscaping will be reviewed annually to determine best cost for services.
 - e. Website:
 - i. Website is currently active.
 1. A suggestion was made to file a police report with the York County Sheriff due to the violation of Palmetto Plantation property.
 - ii. (E-mail): palmettoplantationsc@gmail.com; board member who helped to recreate website is open to comments and suggestions for improvement.

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- iii. Alison Elliott reviewed new website outlining features including CCR's, ARB, etc.
- iv. News Letter: yard sale, picnic, photos, welcome to residents,

9. New Business

- a. Troy Lovins will be stepping down from the Board of Directors due to the sale of his property in Palmetto Plantation.
- b. Christmas Decorations: Frank McBride has volunteered.
- c. Addressed any current concerns related to enforcing CCR's.
 - i. Those who are "flagged" will be invited to review the CCR in question and provide suggestions.
 - ii. Further violations may result in harsher consequences.

10. Adjournment: 9:25p