

Palmetto Plantation HOA BOD meeting 3/8/23

Meeting called to order at 6:30PM

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

Meeting Minutes: Minutes from the 1/10/23 were submitted. Motion made by Kirk Wilson and 2nd by Bill Burd to accept. Motion carried

Announcements: Sandy welcomed everyone.

Old Business and Committee Updates

Financials/Treasurer - report from Steve Adams

Palmetto Plantation Account balance \$41,135.87. Both water and electric bills are auto draft monthly. Discussion of how to pay the new landscaper. Sandy was going to speak with them to confirm how to go forward.

Violations and Fines- report from Sandy

Recently BOD members - Sandy and Margie walked the community and noted multiple trash can violations. As stated in the Palmetto Plantation Rules and Regulations #6 -No rollout trash can should be visible from the street. A letter will be sent, with the letter will be information on sample fence solutions to hide the cans. This fence option is available from Amazon with a cost of approximately \$50.00.

A.-Failure to comply rule # 6 of the Palmetto Plantation Rules and Regulation will result in a letter to the homeowner, a 15-day correction window will be set. If resident does not comply a hearing will be called. If AFTER the hearing is held and the resident still does not comply a \$25 per day will commence until corrected

B-Non-compliance or failure to adhere to the ARB application process:

If work begins prior to an ARB application submission or approval, work must stop immediately, and the owner has 5 days from receipt of the violation notice to submit the application. If an approved design is altered without resubmission to the ARB, work must stop immediately, and the owner has 5 days from date of

violation notice to submit a change order for review and a decision. The following will occur: A hearing will be called for non-compliance. If non-compliance to the infractions are still occurring AFTER hearing, fines will be assessed up to \$100 per day until corrected as advised by the ARB.

The above Violations and Fines for Trash Can infractions and Non-Compliance of ARB application or lack of proper application process. **Motion made by Katy Ewalt and 2nd by Bill Burd the motion carried**

Current Violations being addressed

A resident on Monticello Drive was cited by the Board of Directors for a non-compliance issue pertaining to late and after the fact ARB application. The ARB denied her request. A hearing was held. The resident was advised in writing by the BOD to cease work. The ARB will send her a notice to return her property to the original state.

Additional Violations and reminders

A golf cart is being stored in the driveway on Sea Island- Katy was aware of the circumstances. No violation letter to be sent.

A reminder all boats and campers need to be stored in the garage or off property. Block Captain should keep watch of tree removals without ARB application. Can report anonymously.

Landscape Committee- report from Bill Burd

Bill will meet with Eduin to discuss the front entrance and what we are expecting as far as shrubbery care and pruning. It was noted that the No Soliciting and Houses for Sale sign is not ever updated. We have no homes for sale currently. A discussion on up-lighting for the front entrance would make it nicer. There was a discussion on getting quotes. Steve Adams noted that we about \$800.00 in the budget. The discussion of signs led signage and free advertising being left at the front entrance. If signs are placed at the entrance for services such as painting, gutters and landscaping companies etc. They will be removed.

Community Events- report from Katy Ewalt

Easter Egg hunt is planned again for 4/8/23. The committee is scheduled to meet Friday 3/10. The committee is asking for residents to donate plastic eggs and fillers. 10 eggs per child will be hidden. An email, flier and Facebook announcement will be made to ask who will be participating this year.

Misc. HOA Housekeeping

Gmail 2 step verification when signing in, Steve will get is the code.

Bank accounts still in need of updating with current officers.

Snail mail access with ID at the Postal Route.

Other Items

Tega Cay Planned Multi-Use District- Report from Margie Willis

The plan is in its infancy. Many more planning meetings are expected to address current codes and zoning issues. 10-20 years out.

Kirk was asked about by a resident for the possibility of trees being planted to create a better barrier from any possible development that borders the homes that back to woods on Monticello

Next meeting 5/3/23

Bill Burd's home.

Meeting was adjourned at 7:45PM