

**PLANTATION POINT, HPR, INC.**  
**ANNUAL MEETING NOTICE**  
**APRIL 24, 2021**  
**PLANTATION POINT FRONT POOL**

March 24, 2021

**RE: Notice of the 2021 Annual Meeting of the Members of Plantation Point Horizontal Property Regime Owners Association, Inc.**

Dear Plantation Point HPR Members:

I am writing to provide notice that the 2021 Annual Meeting of the Plantation Point Horizontal Property Regime Owners Association will be held on Saturday, April 24, 2021 at 10:00 a.m. at the front pool at 897 Fording Island Road, Bluffton, SC. We encourage you to attend this meeting to receive an update on our 2021 operations, to hear a review of our year-to-date financial performance.

The Plantation Point Horizontal Property Regime Owners Association, Inc. Board of Directors has approved proposals for amendments to the Plantation Point Horizontal Property Regime Master Deed. There are three (3) proposed amendments to the Master Deed. The Board has approved and encourages your vote in favor of each amendment proposed. Voting shall also take place by written or electronic ballot.

The vote of each Member is requested since approval requires fifty-one percent (51%) of the total votes of the Regime. The following materials are enclosed for your information and use in voting on the proposed amendments:


- Proposed Amendments to the Master Deed
- A Proxy/Ballot and return envelope

Please take time to review the enclosed materials before casting your vote. While the enclosed ballot describes the amendments, you should rely only on the language in the enclosed proposed Amendments to the Master Deed. If you have any questions regarding the proposed amendments, please feel free to send an email to Vicki Bruno, Community Association Manager at [vbruno@sentrymgt.com](mailto:vbruno@sentrymgt.com).

Proxy and Ballots may be dropped off in the enclosed envelope at the HOA OFFICE, mailed in the enclosed envelope or voted electronically via email send to Vicki Bruno at [vbruno@sentrymgt.com](mailto:vbruno@sentrymgt.com). If mailed it must be received at the office of the Association no later than 10:00 am on April 24, 2021. Upon the completion of voting, the results will be given to the Board president in the form of "for" and "against" votes.

Thank you in advance for your time and attention to this important matter.

Sincerely,

  
\_\_\_\_\_  
President

Plantation Point Horizontal Property Regime Owners Association, Inc.

**PLANTATION POINT HPR  
ANNUAL MEETING  
Saturday, April 24, 2021 10:00 A.M.  
Location: Plantation Point Front Pool  
897 Fording Island Rd., Bluffton, SC 29910**

**AGENDA**

- A. **10:00 A.M. CALL TO ORDER:** Bill Wiberg, Board President
- B. **ESTABLISH QUORUM**
- C. **AFFIDAVIT FOR THE ANNUAL MEETING PACKAGE MAILING, MARCH 25, 2021:  
VICKI BRUNO**
- D. **APPROVAL OF ANNUAL MEETING MINUTES FROM OCTOBER 17, 2020  
(ATTACHED)**
- E. **PRESIDENT'S REPORT** – Bill Wiberg: Bios, Two (2) open Board positions
- F. **OLD BUSINESS:**
  - 1. Financial Report – Board Treasurer, Ron Schinnour
  - 2. Manager's Report – Vicki Bruno
    - a. Building stucco project
    - b. Tree trimming project
    - c. Grounds beautification project
- F. **COMMITTEE REPORTS:**
  - a. Survey for Plantation Point – Name Change Results, Ron Schinnour
  - b. Sixth Amendment, Master Deed - Screened in Patio, Ron Schinnour
  - c. Insurance Update – Ron Schinnour
  - d. Gated Entrance/Security Report- Bill Wiberg
- G. **COLLECTION, COUNTING OF BALLOTS:** Letitia Rodrigues, Asst. Community Manager
- H. **OWNERS FORUM:** Please note: This is an opportunity for Owners to address the Board with questions or comments. If you wish to address the Board during the Owners Open Forum, you are agreeing to abide by these rules: Only one person can be recognized at a time. When recognized, please state your name. Please limit your question(s) and comments to three (3) minutes per person. If you have an issue that requires thoughtful research, please put it in writing and submit to the Community Association Manager in advance of the meeting via email at [vbruno@sentrymgt.com](mailto:vbruno@sentrymgt.com). Please do not expect a final resolution to your issue at the meeting.
- I. **ANNOUNCEMENTS, VOTING RESULTS:**
  - 1. Amendment Results: Letitia Rodrigues
  - 2. Election Results: Letitia Rodrigues
- J. **ADJOURNMENT OF ANNUAL MEETING**



**PLANTATION POINT, HPR. INC.**  
**ANNUAL MEETING 10:00 AM**  
**SATURDAY OCT. 17, 2020**  
**MINUTES**

The meeting was called to order at 10:04 am at the Plantation Point Front Pool area. Present by proxy were 93 Owners with their proxy holders in attendance. There were another 28 Owners present in person. The HPR needed 104 proxies or Owners in attendance for a quorum, with 121 the quorum was fulfilled.

Vicki Bruno stated all Annual Meeting notices were mailed on September 14, 2020, meeting the requirement from the master deed of notices being mailed at least 30 days prior to the meeting. The notice was also posted on the website and in the back hallway of the clubhouse. The minutes from the April 6, 2019 meeting were presented for approval. Patricia Burgess made a motion to approve the minutes as presented. Nadine Peters seconded the motion; all were in favor. The minutes were approved.

Ron Schinnour presented the financial report, which has been made a part of these minutes. Ron Schinnour also indicated that financial reports are available on the Sentry website on an ongoing basis for Owners to review. In addition, an owner can request a copy of the financial statements, and it will be provided in printed form, within a reasonable amount of time from the request.

Vicki Bruno gave the Manager's report, which has been made a part of these minutes. Vicki mentioned that due to the contractor's policy, the gated entrance issues, and other violations of the rules and regulations, some of the Owners have been very upset with the HOA staff and the HOA staff have been cursed at. Vicki explained that the HOA understands Owner frustrations and the staff is only doing what they have been directed to do by the Board. The staff does not make rules and the rules are in the best interest of the Owners. It would be appreciated if Owners could treat the staff more respectfully when addressing any issue an Owner may have.

A new Owner sent a letter to the HOA asking for a possible name change for Plantation Point. They were concerned about the "Plantation" issue that we have all heard and read about in the news. The Board had already spoken with our attorney in regards to this. The Board asked for a show of hands on who would be interested in doing more research on this topic. Two Owners raised their hand, other Owners were not interested in pursuing this. The Board indicated that they would complete a survey of all Owners, including the two different approaches for a potential name change, and decide the next action based on that.

As in prior annual meetings, the possibility of getting patios screened in was a major topic of the meeting. As we have more and more Owner-occupied units it appears there is more of a demand for screened in patios. The Board indicated that they would complete a survey of all Owners regarding screened in patios, and that the survey would include the two options discussed (all owners required to participate, or only those who would want to participate). If the outcome of the survey is supportive to allowing screened in patios, the Board will work with the HOA attorney to put together an amendment change to be voted on by all of the Owners at the next annual meeting.

The Board spoke to the construction defect attorney concerning the remainder of the construction defect lawsuit which includes the windows. The Judge declined to hear the case. The attorneys are looking into taking it to a higher court if they think they have a chance to win the case. We will update all Owners on this as we know more.

Three (3) Owners who were running for the Board gave a biography of their backgrounds prior to the calling for the ballots. The ballots and proxy votes were collected from all present. The results of the election were: Larry Gaylord, William Wiberg and Patricia Burgess will serve on the Board along with Paul Kozumplik and Ronald Schinnour. The Board will meet Tuesday morning October 20, 2020 to elect the officers for the coming year.

Vicki asked that Owners make sure the HOA has their current email address, especially if an Owner is not receiving the emails from the HOA. She also asked that Owners please look at the website on a regular basis so that they do not miss anything that is being sent out to the Owners. The HOA is researching text messaging Owners when there is a particular statement they need to know about. Vicki asked that Owners also make sure the HOA has their current cell phone number so that they may be added to the text messaging.

With all business being completed, Patricia Dwyer made a motion to adjourn the meeting, Janice McElroy seconded the motion. All were in favor; the meeting was properly adjourned at 11:03 am.



**PLANTATION POINT HORIZONTAL PROPERTY REGIME OWNERS ASSOCIATION, INC.  
PROXY AND BALLOT FOR  
2021 AMENDMENTS TO MASTER DEED**

1. Twenty Five percent (25%) or One Hundred and Four (104) Proxy and Ballots must be executed and returned to satisfy quorum requirements for voting.
  2. Approval requires a vote in favor of each amendment by fifty-one percent (51%) of the total votes of the Regime.
  3. This Proxy and Ballot must be signed, returned and received no later than 10:00 a.m. on Saturday, April 24, 2021.
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**MASTER DEED**

**FOR    AGAINST**

1. **Article V, Section 5.17: Promulgation of Rules and Regulations.**

The Board recommends this amendment to the Master Deed.

This amendment allows the Association to impose reasonable monetary fines on an Owner guilty of violating the Rules and Regulations and such fines shall also constitute an equitable charge and a continuing lien upon the properties of such Owner.

**Vote** to amend Article V, Section 5.17 of the Master Deed to allow the Association to provide written notice in electronic form via e-mail. \_\_\_\_\_

2. **Article VI, Section 6.1(F): Use of Units**

The Board recommends this amendment to the Master Deed.

This amendment allows Owners to install screens on outdoor porch areas of Units using Board of Director selected contractor. Such installation shall be at Owners expense. Owners are required to maintain and repair such screen system at Owner expense.

**Vote** to add Article VI Section 6.1(F) to the Master Deed to allow installation Of outdoor screens per the requirements of the amendment. \_\_\_\_\_

3. **Article VII, Section 7.3: Special and Specific Assessments.**

The Board recommends this amendment to the Association Master Deed.

This amendment allows the Association to levy Specific Assessments against a Unit in order to: cover the costs of services provided by the Association at the request of Owners; and to cover costs for the Association to bring a Unit into compliance with the Master Deed or to cover costs incurred as a consequence of the conduct of an Owner of Unit occupant or such Owner's contractors, licensees, invitees, or guests.

**Vote** to amend Article VII, Section 7.3 to add Specific Assessments. \_\_\_\_\_



**PLANTATION POINT, HPR, INC**

**2021 PROXY**

**PROXY APPOINTMENT:** The undersigned Member of Plantation Point Horizontal Property Regime Owners Association, Inc. acknowledges receipt of the Notice of the Annual Meeting of the Association to be held on April 24, 2021. Further, the undersigned Member hereby appoints the Association Secretary, \_\_\_\_\_ or other designee of the Board in their absence, to be the undersigned's proxy agent. The proxy agent shall vote all Association votes held by the undersigned in accordance with the vote indicated above. **If the above Proxy and Ballot vote is returned without a vote indicated, the proxy agent shall vote in favor of the amendment.**

**Signature of Member** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name** \_\_\_\_\_ **Unit Number:** \_\_\_\_\_

Electronic Ballots are both permissible and encouraged, and may be sent to Vicki Bruno at [vbruno@sentrymgt.com](mailto:vbruno@sentrymgt.com). If submitting an electronic Ballot, please do not submit a written Ballot.

Written Proxy and Ballots must contain the signature of the voting Member and may be hand-delivered in the enclosed envelope to the Association, mailed in the enclosed envelope, or faxed. If mailed, Proxy and Ballots must be received by the Secretary of the Association no later than 10:00 a.m. on April 24, 2021. **Use one (1) Ballot for each Unit owned.**

**Votes will not be counted without signature of the voting Member.  
Use one Ballot and Proxy Appointment for each Unit Owned.**