

Plantation Point HPR, Inc.
June 9, 2021

Administrative:

Violation notices given to tenants and or owners in violation of Rules and Regulations of the HOA. Correspondence with various unit owners', regime fees, parking decals, contractor sign in, gate violations, temporary parking passes and New Owner Orientations. Discussed and collected past dues from owners. Coded and scanned all invoices to be paid. Sourced where there was a leak coming into units in 10 building before more damage could occur. It was caused by an owner's gross negligence and he filed his own insurance claim for his damage as well as the unit downstairs.

Met with landscape companies to go over their proposals. Found additional landscape company to secure another proposal for a total of 3 proposals. Gave Coastal Security and Brightview Landscaping their 30-day notices to terminate their contracts. The survey was mailed out on May 28, 2021 by Sentry Management and Letitia and I email one to all owners as well. Letitia prepared and e-mailed Board packets and printed a copy to distribute for this meeting.

Association website was maintained, the agenda for this meeting is posted on the website as well as the contact information for new windows and The Contractors that are approved to work within Plantation Point and a Copy of the survey. I put together the package for the board to see all of the violations and fines sent to one tenant and the owner. The owner is challenging the fines and request to meet with the Board to have these fines that were not paid removed from her account. There are numerous calls for security, tenants and Beaufort County to this unit and the Board gave it's permission at the March meeting to give the owner one more chance to remove the tenants from the community or send a cease and desist notice from the attorney to the owner.

With all 3 proposals for landscaping contracts in we would like to have a motion to accept the one the board chooses.

Maintenance:

- Completed work orders as assigned for replacing LED lights on garages, On-going repairs for replacing broken irrigation heads. Ongoing repairs to grind trip and fall sidewalk areas, and filling pot holes through out property to include on-going problem at exit gate. Cleaning garage doors and light fixtures throughout the community, cleaning pet stations, blowing entrance way and general cleaning of the restrooms and fitness centers. Reset dryer vents in attic and added insulation for an inspection report on a unit that was selling. Move a few stop signs so they were more feasible. Added 2 new stop signs and 3 speed limit signs. Daily work orders are entered into CP1 and Board Members can look at these once they are completed and entered. The 1 new camera that we have a 30-day free trial was installed on June 1st. Don replaced the garage door opener in the garage that is owned by the HOA and one that we lease with the owner paying for the opener.

PROJECT UPDATES:

The stucco construction at Building 3 has begun and it does not seem to be as bad as some of the others recently but a lot of new windows are being installed on this building. Stucco went back to buildings that has already been stucco-ed and installed 34 windows and 5 sliding glass doors.

If owners want their windows replaced during the stucco project the HOA will pay for the labor and owners just pays for the windows.

Contact me for more information if you would like to replace your windows.

- **Property Inspections:** Property is walked weekly and inspected by Letitia and I for violations and any property issues.

Contracted Maintenance

- Brightview Landscaping is providing landscaping for all common areas weekly.
- Lake Doctors is providing monthly pond maintenance.
- Diamond Pools maintains both pools.
- Orkin continues pest control on all units.
- Technology Solutions for gates and cameras.
- Coastal Security is the onsite security Company to call security between the hours of 8:00 pm and 4:00 am their number is: 843-247-0788.