

NOTICE OF BOARD MEETING
JANUARY 3, 2011
11377 RIO SECCO ROAD
6:00 PM
AGENDA / MINUTES

1. Call Meeting to Order -6:08pm
 - a. Board Members in attendance: Meghan Hamaker, Steve Thompson, and Steven Rand.
2. Homeowner Input – N/A
3. Minutes of Previous Meeting
 - a. Approve November 1, 2010
 - b. Minutes – Motion to approve made by Steven Rand. Motion to second made by Steve Thompson
4. Financial Reports - Discussed and appears to be on track with the budget.
5. Old Business
 - a. Tree Removal / Fertilization Program - First set of trees completed. Oil treatment to the 12 Sycamores will be completed this week.
6. New Business
 - a. Mailbox repairs idea- Steve Thompson found a service that will straighten mailboxes for \$30 to \$40. The information will be posted on our web site.
 - b. Annual Meeting Preparation- power point presentation was reviewed
7. Convene into Closed Session (if necessary)

The Board of Directors may convene into closed session to discuss matters which are sensitive in nature, (for example, issues relating to legal advice on matters before the Association).

8. Adjournment/Set next board meeting – 6:42; next meeting is the 2011 Annual Meeting set for January 11, 2011

Plantation Spring HOA Board Meeting
February 10, 2011
11249 Nantucket Court

Meeting Minutes

1. Call to order
 - a. The meeting was called to order by Mike Stacy at 6:00pm.
2. Roll call
 - a. Tom Mello conducted a roll call. The following board members were in attendance: Brian Balbinot, Magic Faradineh, Thomas Mello, Bruce Nipp, and Mike Stacy. Also in attendance was April Tuey, Senior Association Manager from Principal Management Group.
3. Homeowner Input – N/A
4. New Business
 - a. Elect board positions: Mike Stacy – President, Bruce Nipp – Treasurer, Thomas Mello – Secretary.
 - b. Roles and Responsibilities – April Tuey provided an overview of the board's role and the HOA's history.
 - c. Website support – Magic Faradineh volunteered to support the HOA website. The board decided to continue utilizing the website as an important communication tool for the community.
5. Minutes of Previous Meeting
 - a. The meeting minutes from the HOA board meeting held on January 3, 2011 were reviewed.
 - b. Motion to approve made by Brian Balbinot. Motion to second made by Bruce Nipp.
6. Financial Reports
 - a. Members reviewed and discussed the financial statements.
7. Old Business
 - a. Wall repairs – Since high priority panels have been repaired, the board authorized April Tuey to initiate the next phase of this project by working on medium and low priority panels. The board directed April to negotiate and initiate repairs including tuck-pointing on street side and homeowner side, up to the budgeted amount. Motion was made by Thomas Mello and motion to second was made by Magic Faradineh. The motion passed unanimously.
8. Convene into closed session at 7:25pm. and adjourned at 7:45 pm.
9. Adjournment
 - a. The next board meeting is scheduled for April 4, 2011 at 6:00pm.
 - b. A motion to adjourn the meeting was made at 7:50pm by Bruce Nipp and a motion to second was made by Magic Faradineh.

Plantation Spring HOA Board Meeting
April 4, 2011
11249 Nantucket Court

Meeting Minutes

1. Call to order
 - a. The meeting was called to order by Mike Stacy at 6:03pm.
2. Roll call
 - a. Tom Mello conducted a roll call. The following board members were in attendance: Brian Balbinot, Magic Faradineh, Thomas Mello, and Mike Stacy. Also in attendance was April Tuey, Senior Association Manager from Principal Management Group.
3. Minutes of Previous Meeting
 - a. The meeting minutes from the HOA board meeting held on February 10, 2011 were reviewed and approved.
 - b. Motion to approve made by Mike Stacy. Motion to second made by Magic Faradineh.
4. Financial Reports
 - a. Members reviewed and discussed the financial statements.
 - b. Members decided to change item 70315 "Fountains/Lakes/Canals" to "Greenbelt/Lakes/Maintenance".
5. New Business
 - a. Members discussed scheduling a creek clean up in the near future. April Tuey will investigate the cost to have Clay's Clippers haul limbs and debris away.
 - b. Members decided to post meeting minutes to the Plantation Spring Website.
6. Old Business
 - a. Pond Stocking – Tilapia will be stocked this week.
 - b. Tree Removal/Fertilization Program –Scheduled for May 2011.
 - c. Storage Facility – April will contact facility to confirm we can still get free storage for putting an ad on the website.
 - d. Wall repairs – Members approved the cost associated with additional inside work on both the east and west side. This approval was made electronically during the week of March 14, 2011. April will meet with the contractor on Wednesday to inspect work done.
7. Convene into closed session at 7:00pm and adjourned at 7:18 pm.
8. Adjournment
 - a. The next board meeting is scheduled for June 6, 2011 at 6:00pm.
 - b. A motion to adjourn the meeting was made at 7:20pm by Mike Stacy and a motion to second was made by Brian Balbinot.

*Plantation Spring HOA Board Meeting
June 6, 2011
11249 Nantucket Court*

Meeting Minutes

1. Call to order
 - a. The meeting was called to order by Mike Stacy at 6:10pm.
2. Roll call
 - a. Tom Mello conducted a roll call. The following board members were in attendance: Brian Balbinot, Thomas Mello, and Mike Stacy. Also in attendance was April Tuey, Senior Association Manager from Principal Management Group.
3. Minutes of Previous Meeting
 - a. The meeting minutes from the HOA board meeting held on April 4, 2011 were reviewed and approved.
 - b. Motion to approve made by Mike Stacy. Motion to second made by Brian Balbinot.
4. Financial Reports
 - a. Members reviewed and discussed the financial statements.
 - b. Members decided to withhold the next two reserve payments.
5. New Business
 - a. Members decided to move forward with pond maintenance referenced in the Pond Medics bid.
 - b. Members decided to accept the D&D bid for maintenance of wrought iron fence and 21 light poles.
6. Old Business
 - a. Members decided to post-pone the fertilization program until further consultation with Bartletts is completed.
7. Convene into closed session at 6:35pm and adjourned at 6:55 pm.
8. Adjournment
 - a. The next board meeting is scheduled for August 1, 2011 at 6:00pm.
 - b. A motion to adjourn the meeting was made at 7:30pm by Brian Balbinot and a motion to second was made by Mike Stacy.

Plantation Spring HOA Board Meeting
August 31, 2011
11249 Nantucket Court

Meeting Minutes

1. Call to order
 - a. The meeting was called to order by Mike Stacy at 6:07pm.
2. Roll call
 - a. Tommy Mello conducted a roll call. The following board members were in attendance: Brian Balbinot, Magic Faradineh, Tommy Mello, Bruce Nipp and Mike Stacy. Also in attendance were April Tuey, Senior Association Manager, and Joanne Ryan from Principal Management Group.
3. Minutes of Previous Meeting
 - a. The meeting minutes from the HOA board meeting held on June 6, 2011 were reviewed and approved.
 - b. Motion to approve made by Mike Stacy. Motion to second made by Brian Balbinot.
4. Financial Reports
 - a. Members reviewed and discussed the financial statements.
5. Convened into closed session at 6:25pm and adjourned at 6:35 pm.
6. Old Business
 - a. Fertilization Program – Members decided to wait until we get a few rain cycles.
 - b. Pond Maintenance - Members decided to wait until cooler weather and perhaps 2012.
7. New Business
 - a. Preliminary Budget discussion – will be discussed in detail at the next meeting.
 - b. Christmas decorations – Members decided to acquire quotes for wreaths and lights.
8. Adjournment
 - a. The next board meeting is scheduled for November 1, 2011 at 6:00pm.
 - b. A motion to adjourn the meeting was made at 7:10pm by Thomas Mello and a motion to second was made by Bruce Nipp.

*Plantation Spring HOA Board Meeting
November 1, 2011
11249 Nantucket Court*

Meeting Minutes

1. Call to order
 - a. The meeting was called to order by Mike Stacy at 6:09pm.
2. Roll call
 - a. Tommy Mello conducted a roll call. The following board members were in attendance: Magic Faradineh, Tommy Mello, Bruce Nipp and Mike Stacy. Also in attendance were April Tuey, Senior Association Manager, from Principal Management Group.
3. Minutes of Previous Meeting
 - a. The meeting minutes from the HOA board meeting held on August 31, 2011 were reviewed and approved.
 - b. Motion to approve made by Mike Stacy. Motion to second made by Bruce Nipp.
4. Financial Reports
 - a. Members reviewed and discussed the financial statements. Members approved a reserve payment of \$750.
5. Convened into closed session at 6:41pm and adjourned at 6:45 pm.
6. Old Business
 - a. Fertilization Program – Members decided to wait until next year.
7. New Business
 - a. 2012 Preliminary Budget discussion – members reviewed budget, made a few changes and approved the 2012 budget. Motion to approve made by Tommy Mello and a motion to second was made by Bruce Nipp.
 - b. Dead Tree Removal – members decided to obtain a quote on expanded tree removal and to discuss/approve or decline via email.
 - c. New Legislation – April Tuey led a discussion regarding the impact recent legislation will have on our HOA. She encouraged the members to attend an upcoming briefing by PMG.
 - d. Christmas decorations – Members authorized the purchase of decorations up to \$200.
8. Adjournment
 - a. This is the final board meeting for the 2011 board.
 - b. A motion to adjourn the meeting was made at 7:25pm by Bruce Nipp and a motion to second was made by Magic Faradineh.