

*Plantation Lakes Homeowners Association
Q2 Board Meeting (Virtual)
Tuesday, June 29, 2021 – 6:00 PM*



INTRODUCTIONS:

PLANTATION LAKES BOARD OF DIRECTORS

Brian Hayden, President

Matt Wineman, Vice President

Mark Turley, Secretary

ICON MANAGEMENT

Michael Fleming, Vice President of Community

David Perritt, Regional Ops Director



PLANTATION LAKES MANAGEMENT

Brian Fedish, General Manager

Joseph Fulco, Community Association Manager

Marianne Dolente, Assistant Community Association Manager

Samantha Mairano, Club Manager

Jessica Mills, F&B Manager

Ashley Hataway, Assistant F&B Manager

Cierra Richards, Sous Chef

Allison Lane, Events Director

Ian Madinger, Head Golf Professional

Nick Larrimore, GMS Golf Course Superintendent

MEET THE PLANTATION LAKES TEAM



Brian Fedish

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Joseph Fulco

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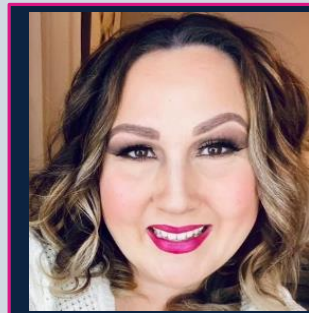
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Ian Madinger

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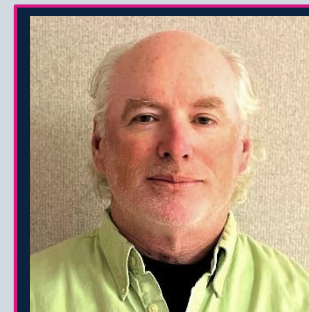
Matt Cooney

Assistant Golf Professional
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Nick Larrimore

Golf Course Superintendent



Terry Duffy

Assistant Golf Course Superintendent

*APPROVAL OF MINUTES FROM Q1 VIRTUAL BOARD MEETING FEBRUARY 23, 2021
- ICON MANAGEMENT*

DEVELOPERS REPORT - BRIAN HAYDEN



GENERAL MANAGERS REPORT - GOLF

REVENUES

	2021 ACTUALS	BUDGET	VARIANCE
Golf Shop Revenue	\$ 55,157	\$ 22,725	\$ 32,432
Golf Course Revenue	\$ 400,417	\$ 336,663	\$ 63,754
TOTAL REVENUE	\$ 455,574	\$ 359,388	\$ 96,186

EXPENSES

	2021 ACTUALS	BUDGET	VARIANCE
Golf Admin & Shop Expenses	\$ 157,371	\$ 189,700	(\$ 32,328)
Clubhouse Shared Golf Expenses	\$ 23,797	\$ 26,047	(\$ 2,249)
Golf Course Expenses	\$ 270,982	\$ 304,685	(\$ 33,702)
TOTAL EXPENSES	\$ 452,150	\$ 520,432	(\$ 68,282)



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GENERAL MANAGERS REPORT – HOA & RESTAURANT REVENUES

	2021 ACTUALS	BUDGET	VARIANCE
Administrative Revenue	\$ 311,512	\$ 273,875	\$ 37,638
Restaurant Revenue	\$ 254,270	\$ 214,166	\$40,103
TOTAL REVENUE	\$ 565,782	\$ 488,041	\$ 77,741

EXPENSES

	2021 ACTUALS	BUDGET	VARIANCE
Administrative Expenses	\$ 108,103	\$135,025	(\$26,923)
Community Center/Pool Expenses	\$ 85,808	\$ 100,650	(\$ 14,842)
HOA Common Ground Expenses	\$ 63,197	\$ 73,200	(\$ 10,003)
Clubhouse Shared HOA	\$ 54,849	\$ 61,311	(\$ 6,462)
Restaurant Expenses	\$ 231,735	\$ 208,246	\$ 23,489
TOTAL EXPENSES	\$ 543,692	\$ 578,432	(\$ 34,740)

HOMEOWNERS ASSOCIATION MANAGEMENT REPORT

Joseph C. Fulco, Community Association Manager

HOMES CLOSED AS OF JUNE 28, 2021

- Total Homes = 1,101
- Total Golf Benefitted Homes = 190
 - 22 New Benefitted Members since April 1
 - Currently 48 Golf Benefitted closings scheduled for remainder of 2021

LEGAL/DELINQUENCIES AS OF MAY 31, 2021

- Plantation Lakes has 121 delinquent accounts totaling 87,304.45
- 22 of these accounts are over 90 days delinquent with an outstanding balance over \$250 and amount to \$69,730.45 (all of which are in collections)
- The remaining accounts fall between the 30-60 days late with less than a \$500 balance.

ARCHITECTURAL THROUGH MAY 2021 (2 Months)

- There were 63 architectural requests.

VIOLATIONS/SUSPENSIONS THROUGH MAY 2021 (2 Months)

- 159 violations issued (most common were high grass and overfilled trash totters)



HOMEOWNERS ASSOCIATION MANAGEMENT REPORT



- Installed the Blue Star Memorial at the Community Center
- Completed the pool resurfacing project and replaced 8 lights in the pool
- Painted the gym & hallway in the Community Center
- Refurbished the benches and grills at the picnic area at the pool
- Installed and re-opened the basketball courts under new rules (locked at 8PM Daily)
- Lined 2 Pickle Ball courts
- Completed a few irrigation repairs for the entranceway sprinkler system
- Coastal Plant Care removed 140 dead trees and stumps
- Cleaned the Community Center Garbage area
- Began HVAC Service Agreement with ServiceToday for Community Center
- Approved three projects with BrightView to improve landscaping in the Community (Main Entrance & Island, Traffic Circle Island, Community Center).



IRRIGATION CONSERVATION AT PLANTATION LAKES

Joseph C. Fulco, Community Association Manager

This Summer, help us conserve water by joining in our voluntary irrigation shutoff program and irrigation schedule. During the hottest months here at Plantation Lakes, we are encouraging residents to join together in voluntarily shutting off their residential irrigation on select dates from July through September. This program is voluntary but highly encouraged to help Plantation Lakes and the Town of Millsboro conserve water.

More information on best practices for residential lawn conservation, details on the voluntary shutoff program and irrigation schedule, and some additional information on the Golf Course and HOA irrigation practices will be forthcoming in the next few days.

We would like to thank residents in advance for their support and joining us to help conserve water!



Q&A

Q1: Has there ever been an Independent Auditors Report for the HOA budget?

A1: Delaware law does not require an independent auditors report. Monthly financials are on the associations website. Post turnover, the new homeowner controlled Board of Directors may choose to do an independent audit.

Q2: Tennis & Pickle Ball Inquiries

A2: There are some concerns in the community about the Tennis and Pickleball courts. We are working through all matters and will have more information in the near future.

Q3: Will there still be a requirement to have residents sign a liability waiver before using any of the developments amenities?

A3: Yes, a user amenity agreement has always been a part of our community and is typically done at New Homeowner Orientations with the HOA staff.

Q4: Are unvaccinated residents permitted to use any amenities?

A4: Yes, as we have done in the past, we will continue to follow the recommended state guidelines.

Q&A

Q5: What specifically will be done to ensure resident safety now that the basketball court is reopened?

A5: The Basketball court is now open from 10:00 a.m. to 8:00 p.m. At night the court is locked by our security team. If any issues arise, our security team has a direct line of communication to the Millsboro PD.

Q6: Will Sheep Pen Road be reopened before the golf cart tunnels are operable?

A6: Yes, we expect Sheep Pen Road to open this week with periodic lane restrictions. We expect to be able to direct golf carts through the tunnels in the next week or so. During the time of any overlapping, GPS Alerts and signage will be utilized. This process will be in line with the past practices at other road crossings in the community.

Q7: What is the next threshold in terms of houses built before residents may have another representative on the HOA Board?

A7: The governing documents require a homeowner representative at 25% of closed homes, which we have reached and Mark Turley is the homeowner representative. At 75% closed homes, the association will turn over to homeowner control. At that time residents will have full representation on the Board.

Q8: Is anyone monitoring the maximum capacity of the pool usage on a daily basis?

A8: The HOA monitors the attendance level Monday through Saturday. On Sundays the pool management company monitors the attendance levels. While we have had over 300 residents/guests visit the pool in a single day we have not had a situation where the pool has been near capacity this season. The current pool capacity is 350 residents/guests.

Q&A

Q9: Is it possible to restrict truck delivery access to Plantation Lakes only via the Godwin School Road entrance? If not, can curbing be installed on the main entrance roadway?

A9: That is not practical and we would prefer delivery trucks utilizing Plantation Lakes Boulevard. There will not be any curbing installed along Plantation Lakes Boulevard.

Q10: Will future HOA meetings now return to in person vs virtual?

A10: Currently, there are still restrictions with groups of 250 individuals or more, which requires an application process to be submitted to the Delaware Department of Health. Therefore, we will continue Virtual HOA Meetings until further notice.

Q11: The beautifully constructed wood bridge over Betts Pond is showing signs of wood splintering and cracking. Will a sealer be applied to prevent any further deterioration?

A11: The bridge is designed to withstand the elements. In the future, sealing may be necessary and we will investigate.

Q&A

Q12: Could you please discuss plans for the common area up to the walking path/cart path from hole #11 leading to hold #12?

A12: That area is still under construction with additional development and homes to be added in the future along Hole #11.

Q13: Is there any plans to create more parking in the future or will residents on these streets ultimately have to park at the clubhouse.

A13: No, there are no plans to create more parking. Clubhouse parking is not overflow parking and is for use by patrons visiting The Landing Clubhouse and the Golf Course.

ADJOURNMENT



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