

Plantation HomeOwners Association
600 Plantation Drive
Pharr , Texas 78577

March 10, 2012

Annual Plantation Homeowners Meeting

The meeting was called to order by President Eva-Marie Eldrich at 9:05 am

Roll Call taken with those present: President Eva-marie Eldrich, John Albert, Paul Smith, Gloria (Tico)Coers, Rosie Ayala, Felix Carrizales, Robert Hummell, Jim keltner, Roger Downing, Larinda (Linda) Downing, Jim Woltz, Manager Tim O'Malley, Finance Jose Espinosa, and Security J. C. morin
Inovocation was given by John Albert , followed by the Pledge of Allegiance to the Flag.

Motion was made by John Albert to Accept the minutes of the last meeting. it was seconded by

President Eva-Marie Eldrich announced that due to changes in the Texas laws, the board was able to appoint new zone Representative and Alternates . They were Zone 7 representative Mario Rodrigues and Roger Downing as Alternate for that Zone. Also appointed was Jim Keltner for At Large Representative Alternate .

The Presidents report was given by President Eldrich, This covered the new Texas law HB2761 which allowed the appointments of zone representatives and Alternates.

Also stated were the ongoing Law Suits, Mr Kanans, in the 13th District Court, cause number NO.12-11-00282 . the law suit in 332nd District Court covered by our Insurance Co, with Lawyer Mr. Rafael Garcia which covers the Jerry Abbott law suit. This law suit is still in the discovery stages . Mr. D'Wayne Deziel is working as our Documents Liaison with the Association Board and officers and with our Attorneys on all the law Suits.

On the financial report pertaining to our lawyers, stated so far the association has paid Mr. Cantu \$43,000.00 , with payments each month currently at \$3000.00 a month. To date \$4,000.00 has been paid so far towards the \$10,000 deductible required by The Insurance company per suit ,with Mr. Garcia on the second law suit of Jerry Abbott. that also included is the third party involvement in this law suit.

Two payments remain to the homeowner who made the association a loan to satisfy the Amy McLin issue.

Also Stated was the importance of passing the covenants revisions to extend them for 10 years. Currently we are communicating with the City of Pharr to ask them what our status would be with them if our covenants were not passed. It is critical for the covenants to be passed. Question was asked what would happen with driving golf

Carts on plantation streets if the covenants are not passed. It was believed this would

not be possible if the covenants are not passed.

future plans for the Youth Committee were improving Soccer field and also making a basketball court out of the old Shuffle board courts. No report was given from the committee

A thank you was extended to all volunteers that helped the association to improve things not only financially but for the better of the plantatio

Activity Director, Jean Baldock gave a report of this past years activities of which all were successful. A request for them to also come up with more activities if possible.

Tim O'Malley, Manager, gave a report of what management has implemented to better the plantation. They have removed the South Star Security and replaced them with our own Security system which is working to reduce costs for the homeowners. It was also

Explained the Resale certificate program that has been set up.

A VIP Program was set up for homeowners for the lawn service of those who require it. This would bring about more revenue and as well as deducting the amount of outside services coming into the plantation. This would also be a plus with security issues.

repairing of the roads are continuing with ideas that larger areas of repairs will work better than small pot hole repairs.

Jose Espinosa, Finance gave a report on expenditures and Incomes and showed a Display on whats happening financially. John Albert, Chairperson for the financial Committee also helped in developing this report. which was well done.

J. C. Morin gave a report on Security. Also stated that the employee that was receiving numerous complaints has been removed.

He stated that they are now licensed as Security, therefore they can cover more things as security personnel. They can also issue tickets for speeding, failure to stop at stop

signs, etc. The web site and Channel 9, will state the implementing of citations

that Security personnel will and can do. It was reported no break-ins in this last month.

A discussion followed in reference to night time security and the implementing of The city Curfew of 10 pm. Also the question was asked if speed bumps could be installed on the street where there is a problem with speeding.

Owen Bohnsack Chairperson for the Architectural Committee gave a report

Paul Smith Chairperson of the Covenants Committee gave a report on the importance of passing the covenants to extend them for 10 years. He gave a progress report and what is being done to get these passed.

Felix Carrizales, Chairperson for Nominating committee gave a report.

Mr. Rodriguez was not present to give a report on the Planning and Zoning committee.

New Business : A question was asked what the covenants state on the building of Car ports , solar panels , etc.

Management was asked about the policy of Drug Testing of Employees
It was stated that drug testing is a Texas state law. And would be implemented.

There was a question and answer period .

The meeting was adjourned at 10:55 am.

Respectfully submitted

Larinda Downing, Temporary Secretary
Zone 2 Alternate