

Plantation Homeowners Association, Inc.
Regular Board Meeting – Monday, May 8, 2023, 6:30 PM
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

MINUTES

On the 8th day of May 2023, the Plantation Homeowners Association, Inc. Board of Directors met for a **Regular Board Meeting**.

- 1) Mr. Victor Farias called the meeting to order at 6:34 p.m.
- 2) Mr. Romeo Cantu led the Pledge of Allegiance, and Mr. Victor Farias offered the prayer.
- 3) Mr. Victor Farias established a quorum with the following **Board of Directors** present:

Victor Farias, President	Jesus Marvin Flores, Director
Robert Hummell, Vice President	Terry Welborn, Director
Romeo Cantu, Secretary	
- 4) Mr. Romeo Cantu moved, and Mr. Robert Hummell seconded the motion to approve the agenda. The motion carried unanimously.
- 5) Mr. Robert Hummell moved, and Mr. Terry Wellborn seconded the motion to approve the minutes for April 10, 2023, Regular Board Meeting and April 18, 2023, Emergency Board Meeting. The motion carried unanimously.
- 6) Plantation Board of Directors, Management and Committee Reports:
 - a) President's Report: Mr. Victor Farias presented the report.
 - b) Manager's Report: Mrs. Leticia Cantu Guerra presented the report.
 - c) Finance Committee's Report: No report was presented.
 - d) Staff's Report: Mrs. Leticia Cantu Guerra presented the report.
 - e) Covenant/Bylaws Committee's Report: Mr. Romeo Cantu presented the report.
 - f) Election Committee's Report: Mr. Robert Hummell presented the report.
 - g) Architectural Committee's Report: No report was presented.
 - h) Activity Committee's Report: Mrs. Norma Diaz presented the report.
- 7) Old Business
 - a) **None**
- 8) New Business
 - a) **Discussion And Possible Board Action To Appoint Board Member To PHOA Board Of Directors:** Mr. Victor Farias moved, and Mr. Romeo Cantu seconded the motion to appoint Rosy Ayala to the PHOA Board of Directors. The motion carried unanimously.
 - b) **Discussion And Possible Board Action To Add Two Authorized Signatories For Plantation Homeowner's Association, Inc. Bank Account:** Mr. Romeo Cantu moved and Mr. Terry Wellborn seconded the motion to select Board President Victor Farias and Board Vice President Robert Hummell as the two additional authorized signatories for the Plantation Homeowner's Association, Inc. bank account with Lone Star National Bank. The motion carried unanimously.

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- c) **Discussion And Possible Board Action On The VIP Program:** Mr. Romeo Cantu moved and Mr. Robert Hummell seconded the motion to terminate the VIP Program on May 31, 2023, due to staffing shortages, constant damage to equipment, and a loss of revenue to the PHOA. The motion carried unanimously.
- d) **Discussion And Possible Board Action To Amend Rules & Regulations Section D: Swimming Pool/Jacuzzi:** Mr. Romeo Cantu moved and Mr. Robert Hummell seconded the motion to approve and amend the Plantation Homeowners Association Inc. Rules and Regulations for Section D: Swimming Pool/Jacuzzi, effective immediately, with regards to the pool hours, which reads as follows:
1. Pool hours are 8 a.m. to 8 p.m. Sunday – Thursday, 8 a.m. to 10 p.m., Friday and Saturday, and closed on Mondays.
- The motion carried unanimously.
- 9) Mr. Romeo Cantu moved, and Mr. Terry Wellborn seconded the motion to adjourn. The motion carried unanimously. There being no further business to discuss, the meeting was adjourned at 7:27 p.m.

10) Open Forum was held.

ATTESTED BY: _____
Romeo Cantu/ Board Secretary

Minutes were approved
at June 12, 2023
Regular Board Meeting

NAGER REPORT

DATE OF REPORT

May 8, 2023

SUBMIT TO

Board of Directors

KEY POINTS:

Status of Equipment when I arrived on 04-11-2023.

GATE: It stopped working - Motor had some issues with the oil leaking. Batteries were all dead (3), Sensors were not in working condition, gate was not being maintained.

POOLS: Small Pool, Large Pool and Spa not in working conditions. Valves not working, leaks and chemicals not properly being used, Algae all over the pool from walls to floors, filters missing, filters extremely dirty, motors broken, jets not working, heater not working.

VEHICLES: 1st truck not in working condition – Needs to be serviced, needs universal joints, water sensor, oil sensors, needs all 4 tires to be replaced. They were all flat upon arrival.

2nd truck does work, upon arrival all 4 tires were flat and the truck needs to be serviced.

CAMERAS: Several are not working (9). All wires are exposed on the outside. They were not properly installed.

DEBRIS: A huge pile of debris left behind including residents throwing their personal items in the pile.

POTHOLES: Several potholes in the community have gotten worse with the rain.

BALLROOMS: Poor condition, need updating so they can be rented out. From ceiling tiles, to broken chairs, broken tables, paint etc.,

GYM AND ADDITIONAL ROOMS AND STORAGE

Ceiling tiles need to be replaced, walls need to be painted.

KITCHEN: Refrigerators were left dirty, and one refrigerator needs to be thrown away due to mold inside and outside.

WOMEN'S BATHROOM INSIDE THE FACILITY: All seat covers are in poor condition, old.

LIGHTS AROUND THE BUILDINGS: Not in working condition in the parking lots.

VIP SERVICE: We have 2 men on the VIP and taking too long to keep up with it (2 weeks). If we get a 3rd man, we will be losing money. The service keeps us from doing anything else in our common areas.

LANDSCAPING EQUIPMENT: 2 riding mowers - 1 broken and not in working condition, not repairable. The other needed a starter, blade and key switch.

3 lawn mowers- 6 tires need to be replaced.

2 blowers – 1 broken, the other is working, but in poor condition.

1 – street cutter.

5 weed eaters that are not repairable.

1 is working, but not in the best condition.

HOA ACCOUNTS – Not up to date on residents that are behind in HOA dues.

Website- Account had not been paid out since November 2022 so we got shut down.

VIOLATIONS: (279)

- 1- REMOVAL OF BRUSH FORM PROPERTY
- 6- Removal of trash and rubbish
- 2- No utility trailers allowed.
- 1- Dogs without a leash.
- 1- Removal of merchandise / appliances.
- 9- Complaints/ Concerns about the pool & common areas
- 0- Other
- 15- Over night vehicles
- 0- Tow Notices
- 183- Tall grass
- 0- Other Yard Violations
- 10- Junk Tires
- 1- Junk Appliances
- 50- Garbage Bin

SECURITY:

- 0- Vehicle Break In
- 0- Home Break In
- 0- Stolen Property
- 1- Damaged Gate
- 0- Criminal Mischief
- 1- Home Raid
- 35- Pharr PD came in 35 times

ACHIEVEMENTS OF THE MONTH

Gate

has been repaired by Absolute Services

Pools

have been repaired by Blue Creek Pool Service: Filters, motors, jets, valves have been replaced. Heater parts have been replaced. The pool has been scrubbed and treated for the algae and he has got our chemicals up where they need to be. He has also instructed Orlando, our maintenance man how to keep up with the pools. He has stopped by to make sure he is doing it right and he is. Blue Creek will be servicing our pools on a quarterly basis.

Debris

Waste Management picked it up.

HOA Accounts

Speaking with attorney to get accounts current.

Riding Mower

Replaced starter.

Website

I have found out who the domain owner and host are. Account has been updated. We should be back in service no later than Tuesday 05-09-23 Website has been up 05/08/2023

Maintenance/Housekeeper

I have hired two maintenance men to replace the previous ones that quit. I am looking to hire one more full-time maintenance person so we can have 3 full timers and one part timer.

I will also be hiring a part time housekeeper to keep the common areas clean.

PRIORITY OF NEXT MONTH

Potholes filled by maintenance.

Getting the smaller ballrooms updated for incoming revenue.

All cameras in working condition.

Access gate for pool area to save money on employee salary- possibly can use those funds for day security PHOA staff.