

Plantation Homeowners Association, Inc.
Regular Board Meeting – Monday, June 12, 2023, 6:30 PM
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

MINUTES

On the 12th day of June 2023, the Plantation Homeowners Association, Inc. Board of Directors met for a **Regular Board Meeting**.

- 1) Mr. Robert Hummel called the meeting to order at 6:30 p.m.
- 2) Mr. Romeo Cantu led the Pledge of Allegiance and offered the prayer.
- 3) Mr. Robert Hummell established a quorum with the following **Board of Directors** present:

Robert Hummell, Vice President	Rosy Ayala, Director
Ramon Martinez, Treasurer (Electronically)	Jesus Marvin Flores, Director (Electronically)
Romeo Cantu, Secretary	Terry Welborn, Director
- 4) Mr. Romeo Cantu moved, and Mr. Terry Welborn seconded the motion to approve the agenda. The motion carried unanimously.
- 5) Mr. Romeo Cantu moved, and Mr. Robert Hummell seconded the motion to approve the minutes for May 8, 2023, Regular Board Meeting. The motion carried unanimously.
- 6) Plantation Board of Directors, Management, and Committee Reports:
 - a) President's Report: Mr. Robert Hummell 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: Mr. Zeferino Mendoza presented the report.
 - h) Activity Committee's Report: Mrs. Leticia Guerra presented the report.
- 7) Old Business
 - a) **None**
- 8) New Business
 - a) **Discussion And Possible Board Action To Add Manager Leticia Guerra As An Authorized Signatory For Plantation Homeowner's Association, Inc. Bank Account:** Mr. Romeo Cantu moved, and Mr. Terry Welborn seconded the motion to add Manager Leticia Guerra as an authorized signatory for the Plantation Homeowner's Association, Inc. bank account with Lone Star National Bank. The motion carried unanimously.
 - b) **Discussion And Possible Board Action To Amend Rules & Regulations:** Mr. Romeo Cantu moved, and Mr. Ramon Martinez seconded the motion to approve and amend the Plantation Homeowners Association Inc. Rules & Regulations and to take effect immediately. The motion carried unanimously.

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9) Mr. Terry Welborn moved, and Mr. Romeo Cantu seconded the motion to adjourn. The motion carried unanimously. There being no further business to discuss, the meeting was adjourned at 7:15 p.m.

10) Open Forum was held.

ATTESTED BY: 
Romeo Cantu/Board Secretary

Minutes were approved
at July 10, 2023
Regular Board Meeting

MANAGER REPORT

DATE OF REPORT 06/12/2023

SUBMIT TO

Board of Directors

KEY POINTS:

GATE:
Gate is in good working condition at this time / Gate House needs attention and update.

VIOLATIONS:
I WILL BE HIRING SOMEONE FOR A PART- TIME POSITION.

POOLS:
We may need to get a pressure check. I am waiting for a quote. Water levels may be down.

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. **(SAME) 06-12-2023**
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.
(SAME) 06-12-2023

DEBRIS:
We do have some due to the storm. Lots of Palm leaves and branches.

POTHoles:
We still have several in the park. We have filled many but still have several to go.

BALLROOMS:
We still need to update them. The old gym floor was broken due to the weights. Needs to be replaced.

NEW GYM / OLD GYM
The gym has been moved over to the mirror room. We need a workout bench, one of the treadmills is not working correctly, the band is getting stuck and making noise and the elliptical machine is also really wobbly and seems really light weight. I will have the maintenance check it out.

KITCHEN:
Questions on the cooking grill. Does it work?

WOMEN'S BATHROOM INSIDE THE FACILITY:
Eventually need a new painting job.

LIGHTS AROUND THE BUILDINGS:
I need someone to check them all out.

VIP SERVICE:
We have 1 more cut to go.

LANDSCAPING EQUIPMENT:
We have purchased 2 lawn mowers, 2 blowers, 1 weed eater, 1 drill and we finally got the belt for riding mower.

HOA ACCOUNTS
This is still a working process. I have spoken only with 3 residents so far.

WEBSITE:
Is up and running.

ACHIEVEMENTS OF THE MONTH

Gate:
We repaired the top part of the Gate House

Pools:
Pools are looking great, and the pool man has been by to check them out and said we are doing great keeping them up.

Debris:
We are slowly taking them to the Collection Station in Pharr to dump there.

HOA Accounts:
Have settled with 3 Residents on payment plan.

LANDSCAPING EQUIPMENT:
We have purchased 2 lawn mowers, 2 blowers, 1 weed eater, 1 drill and we finally got the belt for riding mower.

VIOLATIONS: I will be hiring someone to take the part time position.

GYM: I have moved it over to the mirror room. I had plywood and commercial grade mat squares put in to protect the tile flooring.

Website

Website is working.

Maintenance/Housekeeper:

I have 2 full-time maintenance guys for outside and I also hired 1 guy to do part time Housekeeping, which he is amazing and the other part-time hours he does maintenance inside and outside.

POTHoles: Potholes have been filled slowly due to the rain. Initially we did a few quickly and Friday 06/09/23 about 30 holes were filled up. We will continue to cut holes and fill in with Asphalt.

BALLROOMS: A few Ceiling tiles in the Bluebonnet room have been replaced and the old Gym room we replaced several Ceiling Tiles.

VIOLATIONS: (12)

0	Complaints/Concerns pool and common areas- ALL GOOD FEEDBACK ON CLEANLINESS
n/a	Dogs without a leash
n/a	Garbage Bins
n/a	Junk Tires
n/a	No Utility Trailers allowed
n/a	Other
n/a	Other Yard Violations
n/a	Over Night Vehicles
n/a	Removal of Appliances/Merchandise
n/a	Removal of Brush
n/a	Removal of Trash & Rubbish
12 certified	Tall Grass & Weeds
n/a	Tow Notices

SECURITY:

0	Criminal Mischief
0	Damaged Gate
0	Home Break In
0	Home Raid
23	Pharr PD Came In
0	Stolen Property
0	Vehicle Break In

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. I have the 2 bids that came in and I have chosen who to move forward with.
 I am working with someone on a Database for the security gate up front. Check In Process