

Plantation Homeowners Association, Inc.
Regular Board Meeting – Monday, July 10, 2023, 6:30 PM
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

MINUTES

On the **10th day of July 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 6:33 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	Rosy Ayala, Director
Robert Hummell, Vice President	Jesus Marvin Flores, Director
Ramon Martinez, Treasurer (Electronically)	Terry Welborn, Director
Romeo Cantu, Secretary	
- 4) Mr. Robert Hummell moved, and Mr. Romeo Cantu seconded the motion to approve the agenda. The motion carried unanimously.
- 5) Mr. Romeo Cantu moved, and Mr. Terry Welborn seconded the motion to approve the minutes for the June 12, 2023, Regular 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: Mr. Romeo Cantu presented the report.
 - d) Covenant/Bylaws Committee’s Report: Mr. Romeo Cantu presented the report.
 - e) Election Committee’s Report: Mr. Robert Hummell presented the report.
 - f) Architectural Committee’s Report: Mr. Zeferino Mendoza presented the report.
 - g) Activity Committee’s Report: No report was presented.
- 7) Old Business
 - a) None
- 8) New Business
 - a) **Discussion And Possible Board Action To Select Security Services Provider:** Mr. Romeo Cantu moved, and Mr. Jesus Marvin Flores seconded the motion to recess into Closed Executive Session. The motion carried unanimously. The Board of Directors went into Closed Executive Session at 7:29 p.m. and returned at 7:56 p.m. Mr. Romeo Cantu moved, and Mr. Terry Welborn seconded the motion to reconvene from the Closed Executive Session. No action was taken in the Closed Executive Session. Mr. Romeo Cantu moved, and Mr. Jesus Marvin Flores seconded the motion to select DefenseCom LLC, as the Security Services Provider for a period of one year with an option to extend the contract for one year and to take effect immediately.

Plantation Homeowners Association, Inc.
Regular Board Meeting – Monday, July 10, 2023, 6:30 PM
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

- b) **Discussion And Possible Board Action To Select Financial Auditing Services Provider:** Mr. Romeo Cantu moved, and Mr. Terry Welborn seconded the motion to select Javier Campos, CPA, as the Financial Auditing Services Provider. The motion carried unanimously.
- 9) Mr. Romeo Cantu moved, and Mr. Robert Hummell seconded the motion to adjourn. The motion carried unanimously. There being no further business to discuss, the meeting was adjourned at 8:01 p.m.
- 10) Open Forum was held.

ATTESTED BY: _____
Romeo Cantu/Board Secretary

Minutes were approved
at August 14, 2023
Regular Board Meeting

MANAGER REPORT

DATE OF REPORT 07/10/2023

SUBMIT TO

Board of Directors

KEY POINTS:

GATE:

The Gate is in good working condition.

POOLS:

A pipe has broken and affects the smaller pool. We are not able to do the back wash. Maintenance guys will be working on it. Pool man came by this weekend to check up on a floater that was not working properly. He found an old toy and a rock that was lodged into the plumbing.

VEHICLES:

1st truck: Status is the same 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: Status is the same does work but needs to be serviced.

Security car: All four tires needed to be replaced. Wires were sticking out of the tires and 2 of them were completely gone.

CAMERAS:

Building: No Change-Several are not working (9). All wires are exposed on the outside. They were not properly installed. **(SAME) 07-10-2023**

Cameras at the Gate House: We could use better quality for better images.

DEBRIS:

We are still having an issue with residents dropping off their trash in our dumpsters. I have asked Waste Management to exchange our big bin for a locked one, it should be coming out soon. I am also receiving calls from residents that residents/renters are dumping their trash on their property.

POTHoles:

There are still potholes in the park, and we will be addressing those when the weather gets a little cooler. We have filled several but have more to fill.

BALLROOMS:

We still need to update them. The old gym floor was broken due to the weights. Needs to be replaced. 07-10-23

NEW GYM / OLD GYM

Need to purchase a workbench.

KITCHEN:

We no longer have a freezer in the kitchen. It was full of mold and not able to save it. I will need to purchase a small one for rental purposes. They keep their ice bags in it.

BUILDINGS:

LOBBY: I HAVE THE MAINTENACE GUY PAINTING

WOMEN'S BATHROOM: Eventually need a new painting job. Status the same 07-10-23

LANDSCAPING EQUIPMENT:

Riding Tractor needs to be serviced. Needs welding.

HOA ACCOUNTS

This is still a working process.

WEBSITE:

Is up and running.

SECURITY:

25	Pharr PD Came In
0	Criminal Mischief
18	Family Disturbance
2	Gate House Disturbance due to no Identification
0	Home Break In
0	Home Raid

4	Patrol
0	Stolen Property
0	Vehicle Break In
1	911 Alarm
5	Ambulance
3	Fire Department 1- Child Incident 1- bee 1- air conditioner unit
5	Security for Fireworks
0	Damaged Gate

VIOLATIONS: 72

1	6.2	Minimum size, Designated Use, Age
24	6.5	Storage
25	6.7	Off Street Parking
1	6.8	Nuisances
4	6.13	Garbage and Refuse Disposal
16	6.16	Owner's Maintenance of Yard
1	6.17	Owner's Maintenance of Residence and Accessory Buildings

PRIORITY OF NEXT MONTH

- Potholes filled by maintenance depending on weather.
- Getting the smaller ballrooms updated for incoming revenue.
- Cameras (Need to get bids)
- Database: Need to fix Gate House counter for the computer and keyboard.