

Plantation Homeowners Association, Inc.
Regular Board Meeting – Monday, September 11, 2023, 6:30 PM
Activity Center, 600 Plantation Drive, Pharr, Texas 78577

MINUTES

On the 11th day of September 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	Terry Welborn, Director
Romeo Cantu, Secretary	
- 4) Mr. Romeo Cantu moved, and Mr. Ramon Martinez seconded the motion to approve the agenda. The motion carried unanimously.
- 5) Mr. Romeo Cantu moved, and Mr. Terry Wellborn seconded the motion to approve the August 14, 2023 Regular Board Meeting minutes. 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. Ramon Martinez 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: Mrs. Kimberly Mendoza presented the report.
- 7) Old Business
 - a) None
- 8) New Business
 - a) **Discussion And Possible Board Action To Amend Agreement With Financial Auditing Services:**
Mr. Romeo Cantu moved, and Mr. Victor Farias seconded the motion to amend the PHOA agreement with our Financial Auditing Service Provider, Javier Campos, CPA, to become our Forensic Auditing Services And Bookkeeping Services Provider. The motion carried unanimously.
 - b) **Discussion And Possible Board Action To Approve General Counsel And Contact Requirements:**
Mr. Romeo Cantu moved, and Mr. Ramon Martinez seconded the motion to terminate the current PHOA contract or agreement with attorney Rafael Garcia and select Juan Pequeno to serve as the PHOA General Counsel, who shall be contacted only by members of the PHOA Board of Directors Executive Committee or PHOA Manager. The motion carried unanimously.

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c) **Discussion And Possible Board Action To Award Insurance Coverage:** Mr. Romeo Cantu moved, and Mr. Robert Hummell seconded the motion to approve the bid from Hector D. Ibarra Insurance Agency for building and security booth insurance coverage under the condition of reduced charges. The motion carried unanimously.

9) Mr. Romeo Cantu moved, and Mr. Ramon Martinez seconded the motion to adjourn. The motion carried unanimously. There being no further business to discuss, the meeting was adjourned at 7:36 p.m.

10) Open Forum was held.

ATTESTED BY: _____
Romeo Cantu/Board Secretary

Minutes were approved
at October 9, 2023
Regular Board Meeting

MANAGER REPORT

DATE OF REPORT 10-09-2023

SUBMIT TO

Board of Directors

KEY POINTS:

GATE:

Np problems with

POOLS:

I had Blue Creek replace cupping for the motor for the big pool.

VEHICLES:

N/A

CAMERAS:

Building:

I contacted 3 companies to come in and give us a bid.

Cameras at the Gate House:

DEBRIS:

Maintenance have been picking up palm trees etc.,

STREETS:

Unfortunately, we didn't start them because we thought it was going to rain. I will reschedule.

BALLROOMS:

N/A

NEW GYM / OLD GYM

No Change

KITCHEN:

N/A

BUILDINGS:

N/A Having a bird problem on our back patio. I will come up with a solution to fix the problem

LOBBY:

N/A

LANDSCAPING EQUIPMENT:

The riding Tractor I replaced 2 tires.

HOA ACCOUNTS

All properties were confirmed. I need about 3 more to put in the system the apartments on New Orleans circle.

WEBSITE:

N/A

SECURITY:

7	Pharr PD Came In 1- sheriff came in for an investigation 1- police followed a resident inside and issued a ticket
n/a	Criminal Mischief
3	Family Disturbance
n/a	Loud Music
n/a	Child left at the pool unattended
n/a	Gate House Disturbance due to no Identification
n/a	Home Break In
n/a	Home Raid
2	Patrol
n/a	Stolen Property
n/a	Vehicle Break In
n/a	Child Welfare – Child left behind at the pool, Police called out
n/a	911 Alarm

4	Ambulance 2- were picked up and 2- were dropped off
n/a	Fire Department 1- Broken Gas Pipe
n/a	Security for Fireworks
n/a	Damaged Gate

VIOLATIONS: 133 JULY 10TH-AUGUST 8TH 2023

n/a	6.2	Minimum size, Designated Use, Age
24	6.5	Storage
1	6.4	Temporary Structure portable canopy in the alleyway
37	6.7	Off Street Parking
1	6.8	Nuisances
17	6.13	Garbage and Refuse Disposal
93	6.16	Owner's Maintenance of Yard
3	6.17	Owner's Maintenance of Residence and Accessory Buildings
176		TOTAL VIOLATIONS
		CERTIFIED LETTERES RETURNED
		TOTAL VIOLATIONS TO DATE
		RESOLVED
		UNRESOLVED
		RETURNED LETTERS

PRIORITY OF NEXT MONTH

- Potholes filled by maintenance depending on weather.
- Maintenance will start cleaning up the outer fence line during the cooler weather.