

Plantation Oaks Board of Directors Quarterly Meeting

September 6, 2026

Present:

Gary Watkins

Stanley

Sam Miller

John Claubaugh

Sue Kline

Phyllis Holdsworth

Zoom: Tony Faust

Meeting was called to order at 7:00pm

The pledge of allegiance was recited

Roll Call was taken

Meeting date and time was posted on Bulletin Board, Email sent out to members and posted on Residents Facebook page

Waiving of last meeting minutes – posted in Binder, on Website

John Clabaugh made a motion

Phyllis Second the motion

President report: Progress of renovation update of clubhouse

Bingo had a problem with TVs but now it is correct.

Thank you to everyone who contributes to social events with out volunteers we wouldn't have any. Coffee, monthly dinners, brunch, etc.

Ticket sales: No sales after closing date. Last-minute sale disruptions are a concern.

Flagpole came down with the last storm. Waiting for replacement.

Cert presentation: 40th Anniversary Sept 29th at 10am will have a Safety for Seniors meeting. Birthday party Oct 17th, 3pm

Vice President: Nothing to report

Secretary: Nothing to report

Treasurer: Tony Faust

Report attached

Sue made a motion to accept the treasurer report John Claubaugh to second

Membership: 142 homes out of 377 homes

Social: Cyndi Easter Not present no report

Brenda Sousa offered to set the tables for dinners and events and looking for volunteers to help

Coffee and Donuts: Marlene Anderson

Anyone willing to help out or request any speakers

Statuary meeting. Jim Nichols

1: new water fountain

2. New sign out in front of

3. Sound panels

4. House numbers on lamp posts

5. Tree trimming and pool cleaning more often

6. Permanent Sun Cover is needed for outside grill

7. Manhole covers that are receding. Only one that needs to be

Might be a re paving for 2028

8. Lighting in community entrance

9. System maintenance Asking for the report from Murex to see if there is anything we can do and sound panels needed in club house

10. Speed in the community is an issue.

Cooks: John Claubaugh

Reminder that we need help

Sign-up sheet for volunteers to help out

Pig roast in October

Soup with Cindy Bowen

Nov. 20 Thanksgiving dinner

Dec. no brunch

Ice Cream Social: Peg Grandin. We served 86 people. Sprinkles will be added and run a special maybe a brownie sundae.

In Dec. we are having a cookie swap

FMO Good resource to belong to

Membership for PORA: Glynn Faust \$20.00 per year

Technology: no report

Block Captain Report

We have had block captains retire in the past few months and recently more have just resigned for health reasons.

Deborah Dalgewicz has taken over from Bob Matlock for Tobias and needs a new assistant. Thank you to Bob and Keith Mowling for the excellent job they did for Tobias neighbors.

Beaumont needs a Block Captain and Assistant, if you live on Beaumont and think you might be able to accept this position and need additional information please feel free to reach out to me. Thank you to Rita Lenz and Frank Clair for the excellent job they have done.

The current listing will be put on the bulletin board; I will try to keep this current. With all the changes recently, it has been a challenge to keep it updated.

Welcome Committee: Not present

Unfinished business

New business: Letter from George Niedhammer. We have 90 days

30 days to contact Murex to discuss our increase. Statutory committee meets with Murex. At that meeting we will discuss the rent increase. Comparison is shown to us from other communities. We asked them to justify the 5% increase. FMO 723 supersedes our pro. We want to know the cost of operating costs.

George Neidhammer Rent increase: Land rent will go up CPI or 5% whichever is greater.

2021 4.7. Rent increase 4.7%

2022 8.0 Rent increase 8.0 rent was 8%

2023

Request remediation can we have legal representation from PORA

Terry Johnson 4.5 increase on her property in NJ and

Donna Bruno requests our lawyer in the know before we hire a lawyer.

Gary will monitor the situation and

Donna Bruno Spoke about comparisons to homes, but Jim said we are not compared to homes only apartments.

The resurfacing of roadways is in Murex Capital Budget not the resident cost.

Irma mentioned our prospects were written by a prior landowner who was a family. Make it a common practice every year. P1 most people 5%. P2 will be \$10. Or CPI 2.8%. New buyers will be assessed accordingly.

Don Hamel Said he challenged Murex and they responded, “this is business activity” and request we look into it further.

Terry Johnson: New Years Eve Celebration

John made a motion to adjourn

Stanley seconded the motion

Meeting adjourned 8:10pm