

Annual Meeting 2024

Gardens at Flowers Plantation HOA 2

The meeting was called to order at 2:05 on Sunday November 17th, 2024

In attendance, in person, were there board members Heidi Jorgensen, Ken Clute, and Jere Jorgensen. In addition, via Zoom, was Arron Griffith.

In attendance, in person, were three property owners and about 6 people on Zoom at some point during the meeting. There were also 6 proxies. 108 owners were required to conduct new business so no new business was discussed.

2023 Minutes were approved. There were no candidates for the board. Ken, who's term is expiring at the end of the year has agreed to stay on for another term. We went through the PowerPoint presentation and President Jorgensen indicated that the presentation would be posted on the CAS website.

We did not have a presentation from Ryan Jordan of Flowers security.

The 2025 budget was ratified.

The meeting was adjourned at 3:43

Q&A during the meeting:

- Who gets a violation letter, owner or occupant? Owner. We went into additional detail of the violation process.
- Why does it appear that some houses are not getting violations for their yard. Some violations, like the condition of the yard, are subjective. Because of that CAS and the board doesn't always agree. If you have issues with someone in your neighborhood call Merinda merinda@casnc.com or a board member (jorgensenjere@gmail.com) and we will investigate.
- If we owe the HOA money for assessments or fines should we just let it go? No. If you ignore it, you will accumulate addition fees and the debt could easily double. Call up Merinda and work out a payment plan.
- A neighbor has a car on bocks. Why is it still there? It may not have been noticed or it may not have been there when the last drive through happened. Like landscaping, let Merinda or the board know and we will investigate.
- Can my neighbor have stuff on their front porch? Maybe. We would need to look at the covenants. If there are things you don't like, we may not have restrictions for it.
- Why wasn't the Gardens monument (entrance sign) painted? We don't have any control over that. Flowers maintains the monuments and the plants, irrigation, and lighting in the monument area.
- Is the white fence on Lily Crossing and the pear trees the responsibility of our HOA to maintain? No. The Lily Crossing entrance properties are part of HOA3. The owners are responsible.
- There was an extensive discussion about the abuse we suffer at the hands of the Flowers Foundation. Feel free to complain to Day Whaley dan@flowersplantation.com An owner offered to put the board in touch with someone working to get better legislation for HOAs.
- No one was interested in doing quarterly assessments nor did they have any preference about projects for 2025.