

## Highland Plantation Homeowners Association Board of Directors

Regular Session on 08/17/2025 at 3:02 PM EST

### Attendees:

Jay Enck - President - Present  
Raheen Harris - Vice President - Present  
Keith Sylvester - Secretary - Present  
Shawn Greiner - Treasurer - Present  
Trevallon Penney-

### Attendance:

In person

### Online

Alexious Allen  
Joanne White  
Sylvia Weather

### Agenda:

#### **Standing Items (every meeting)**

Reading of the minutes and they were accepted(previous meeting on 20th July 2025)

Treasurer Report was given by Shawn Greiner.

### Topics

#### **Committees:**

Topic: Landscaping

Sponsor: Raheen

Motion:

**Results: we are getting 2 quotes for the landscaping. Projecting to have them by the next meeting**

Topic: Playground

Sponsor: Trev

Motion:

**Results: NSTR**

## **Management**

Topic: Stormwater Drains - *Vendor quote update*

Sponsor: Shawn

Motion:

**Results/Discussion: Still waiting on the vendor to submit a quote. Shawn will follow up and plan to have quote by the next meeting.**

Topic: Placement for the information board-*Has it been waterproofed yet*

Sponsor: Jay

Motion:

**Results/Discussion:**

## **Landscaping**

Topic: Entrance pressure washing - *Updates*

Sponsor: Raheen

Motion:

**Results/Discussion: Jay has installed a water spigot at the entrance. Just need to schedule a time for the board to to this. Targeting the beginning of September timeframe**

Topic: River Rock for the entrance - *Additional Rocks?*

Sponsor: Trevallon

Motion:

**Results/Discussion: New rocks have not been purchased yet. Will check the status at the September Board Meeting**

## **Pool**

Topic: Mass pool party rentals - *Update (Shawn)*

Sponsor: Jay

Motion:

**Results/Discussion: The Board does not want to have mass pool parties this year due to liability concerns. Open to revisiting next pool season.**

Topic: End of the Pool year event - Discuss at the August meeting

Sponsor: Raheen

Motion: Move to have an end of the year pool party event on September 13th where the Board will provide hamburgers and hotdogs throughout the day (and evening). The budget shall not exceed \$300.

**Results/Discussion: Unanimously accepted**

Topic: Keeping additional life guard employees for community upkeep work

Sponsor: Jay

Motion:

**Results/Discussion: tabled until the next board meeting**

### **Playground**

Topic:

Sponsor:

Motion:

**Result:**

Topic: Volleyball Court Potential Removal-is a community vote needed?

Sponsor: Shawn

Motion:

**Result: No update. We will revisit at the September meeting**

### **Clubhouse**

Topic: Veterans Monthly Meeting

Sponsor: Trev and Jay

Motion:

**Result: A charter is needed and should be provided by the next meeting. Will revisit next month.**

Topic:

Sponsor:

Motion:

**Result:**

### **New Business:**

#### **Landscaping**

Topic: Trimming trees at the entrance

Sponsor: Jay

Motion: Move to spend \$300 dollars to trim the trees at the neighborhood entrance

**Results/Discussion: Unanimously accepted**

Topic: Roundabout tree planting

Sponsor: Shawn

Motion:

**Results/Discussion: Need to get quotes (tree removal and planting. Evaluating all roundabouts)**

Topic: Landscaping - Current contract ends 1 Sep 2025

Sponsor: Shawn

Motion:

**Results/Discussion: Board plans to review current quote by the end of the week and any other vendor quotes, prior to Sep 1 2025**

### **Clubhouse**

Topic: Game Night

Sponsor: Keith

Motion:

**Results/Discussion: Plan to start having game nights on Friday September 19th, starting off at once/month**

### **Pool**

Topic: Broken Pool Filter

Sponsor: Jay

Motion: Move to replace the broken pool filter, at a budget of \$3000 (includes cost of the part, sand for the filter, and labor)

**Results/Discussion: Unanimously accepted**

### **Management**

Topic: Proposed budget for 2026

Sponsor: Shawn

Motion:

**Results/Discussion: Discussed the budget proposed by the management company. The Board will provide feedback on it and send it back to Sentry.**

**Meeting Adjourned at 414 pm**

