

## Highland Plantation Homeowners Association Board of Directors

Regular Session on 12/21/2025 at 3:10 PM EST

### Attendees:

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

### Attendance:

#### In person

Kevin Porterfield Jr.

#### Online

Taquita Brown  
Reggie Matlock  
Bobbie Demetrious  
John Bodo  
Emmanuel Jacques  
Gaurav Tavatia

### Agenda:

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

Reading of the minutes of the previous month and they were accepted.

Treasurer Report was given by Shawn Greiner.

#### Topics

#### **Committees:**

Topic: Landscaping- Old flower removal and replacement with new ones, at the entrance island  
(This was pushed to landscaping last meeting after Trev received \$300 quote)

Sponsor: Raheen

Motion:

#### **Results:**

Topic: Playground (Status of the repairing the broken park bench and broken swings)

Sponsor: Jay and Raheen

Motion:

**Results: Park bench has not been fixed. One of two swings will be replaced today. Need to order another swing.**

## **Management**

Topic: Stormwater Drains - *Vendor quote update*

Sponsor: Shawn

Motion:

**Results/Discussion:\$3083.07. Includes fixing a collapsed pipe, which requires excavation through a community members yard. The homeowner is aware. We will vote on this quote in new business.**

Topic: Placement for the information board

Sponsor: Jay

Motion:

**Results/Discussion: TBD**

Topic: Meeting with KL (results from the email sent by Thanksgiving)

Sponsor: Shawn

Motion:

**Results/Discussion: Email sent and KL does not have any topics they would like to meet with us on.**

## **Landscaping**

Topic: River Rock for the entrance - Placement will be dependent on who is responsible for removing the roundabout trees (Community or the city). Do we have an update?

Sponsor: Trevallon/Shawn

Motion:

**Results/Discussion: Shawn sent an email to the county, regarding a dead tree (Harvest and Ivy Brook), and the county removed it. We plan to follow up in the spring about replacement (either the County or the HOA). Trev will follow up to see if the HOA can put down the riverrock or if the county will do it for us. Note, the entrance plans need to be discussed with the landscaping committee.**

Topic: Replace pinestraw (common property) with river rock and river rock placement in the roundabouts. Placement will be dependent on who is responsible for removing the roundabout trees (Community or the city). Do we have an update?

Sponsor: Trev/Shawn

Motion:

**Results/Discussion: Shawn sent an email to the county, regarding a dead tree (Harvest and Ivy Brook), and the county removed it. We plan to follow up in the spring about replacement (either the County or the HOA). Trev will follow up to see if the HOA can put down the riverrock or if the county will do it for us.**

Topic: Roundabout tree planting. Placement will be dependent on who is responsible for removing the roundabout trees (Community or the city). Do we have an update?

Sponsor: Trev/Shawn

Motion:

**Results/Discussion: Shawn sent an email to the county, regarding a dead tree (Harvest and Ivy Brook), and the county removed it. We plan to follow up in the spring about replacement (either the County or the HOA). Trev will follow up to see if the HOA can put down the riverrock or if the county will do it for us.**

### **Pool**

There were no items discussed

### **Playground**

There were no items discussed

### **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: Game Night (Revisit the motion)

Sponsor: Keith

Motion: Move to not have game nights when there is a clubhouse event that same weekend

**Results/Discussion: No vote. Will include this detail in the Game Night Charter**

Topic: Game Night Charter- Status

Sponsor: Jay

Motion:

**Results/Discussion: TBD**

Topic: Game Night Vaping (Revisiting the topic)

Sponsor: Jay

Motion:

**Results/Discussion: Will revisit this after reviewing the Game Night Charter**

Topic: Pressure washing the front of the clubhouse area - Update

Sponsor: Trev

Motion:

**Results/Discussion: NSTR**

**New Business:**

## **Management**

Topic: Cox Internet Bill Reduction

Sponsor: Shawn

Motion: Move to accept the new contract with Cox, changing the monthly payments from \$726.41/mth to \$595/mth

**Results/Discussion: Unanimously accepted**

Topic: Review and approve quote for excavation for storm drain repair

Sponsor: Shawn

Motion: Move to accept Mr. Rooter's storm drain repair quote of \$3083.07.

**Results/Discussion: Unanimously accepted**

Topic: Election timeline

Sponsor: Shawn

Motion:

**Results/Discussion: Proposing to send notice of the annual meeting on January 16th.**

**Nominees due in by 6 Feb. Votes in by 6 March. March 15th is the proposed date for the annual meeting.**

Topic: Moving money into a CD to make additional money to cover the anticipated 10% increase in insurance fees

Sponsor: Shawn

Motion: Move to put \$30,000 into a 3 month CD as soon as possible

**Results/Discussion: Unanimously accepted**

## **Landscaping**

### **Pool**

Topic: Sump pump for the pool

Sponsor: Jay

Motion:

**Results/Discussion: Tabled until end of Q1 of 2026**

### **Clubhouse**

Topic: Clubhouse Rentals-Money Orders

Sponsor: Shawn

Motion: Move to no longer allow money orders as a method of payment, to the Clubhouse Representative.

**Results/Discussion: Unanimously accepted**

Topic: Formation of a social committee

Sponsor: Keith

Motion: Move to formally accept the formation of the social committee

**Results/Discussion: Unanimously accepted**

**Open forum with comments from G. Tavatia, E. Jacques**

**Meeting adjourned at 4:41pm to executive session to discuss next steps in some delinquencies, possible threat of litigation to association, and late fees**

