

Highland Plantation Homeowners Association Board of Directors

Regular Session on 10/19/2025 at 4:32 PM EST

Attendees:

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

Attendance:

In person

Online

Agenda:

Standing Items (every meeting)

Reading of the minutes and they were accepted(previous)

Treasurer Report was given by Shawn Greiner.

Topics

Committees:

Topic: Landscaping (new tree types for the roundabouts)

Sponsor: Raheen

Motion: Move to replace roundabout trees with crepe myrtles with a budget not to exceed \$800

Results: 4 approved and 1 abstain (Shawn)

Topic: Playground

Sponsor: Trev

Motion:

Results: NSTR

Management

Topic: Stormwater Drains - *Vendor quote update*

Sponsor: Shawn

Motion:

Results/Discussion: Vendor has not provided a quote. Board will follow up with the vendor for a quote.

Topic: Placement for the information board-*Has it been put up yet?*

Sponsor: Jay

Motion:

Results/Discussion: Not put up, yet. Targeting by the end of 2025. Will follow up in the November Board meeting.

Landscaping

Topic: Entrance pressure washing - *Updates for entrance pressure washing*

Sponsor: Raheen

Motion:

Results/Discussion: Done

Topic: River Rock for the entrance - *When will they be placed down again?*

Sponsor: Trevallon

Motion:

Results/Discussion: Not placed yet. Targeting end of November for placement. Revisit in December's board meeting.

Topic: Roundabout tree planting (*based on Landscaping Committee's decision*)

Sponsor: Raheen

Motion:

Results/Discussion: Voted in and approved in the landscaping portion (closed item)

Pool

Topic:

Sponsor:

Motion:

Results/Discussion:

Topic:

Sponsor:

Motion:

Results/Discussion:

Playground

Topic:

Sponsor:

Motion:

Result:

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

Sponsor: Keith

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

Results/Discussion: Not vote. Will include this detail in the Game Night Charter

New Business:

Management

Topic: Formalize collection policy

Sponsor: Shawn

Motion: Move to adopt the updated Association Assessment Management Policy Worksheet, as discussed in the Board Meeting (certified late notice of \$500 and acceleration)

Results/Discussion: Unanimously accepted

Topic: Meeting with KL

Sponsor: Shawn

Motion:

Results/Discussion: Shawn will speak with KL to see if there is anything to discuss, besides the increase

Landscaping

Topic: Old flower removal and replacement with new ones, at the entrance island

Sponsor: Raheen

Motion:

Results/Discussion: Raheen will get quotes and discuss in the November meeting

Topic: Replace pinestraw (common property) with river rock and river rock placement in the roundabouts

Sponsor: Trev

Motion:

Results/Discussion: Trev will get quotes and we will revisit in November

Clubhouse

Topic: Game Night Charter

Sponsor: Jay

Motion:

Results/Discussion: Draft charter has been started and will be updated and ready for review at the November Board meeting

Topic: Clubhouse Rentals-Money Orders

Sponsor: Keith

Motion: Move to add \$20 to the clubhouse rental fee if a money order is provided for payment to the clubhouse representative

Results/Discussion: Tabled until the Game night charter has been voted on

Topic: Clubhouse Rentals– Rentals within 2 weeks of their event

Sponsor: Keith

Motion: Move to add \$150 to the clubhouse rental fee if a clubhouse rental is made within two weeks of the clubhouse rental date

Results/Discussion: Unanimously accepted

Topic: Clubhouse Rentals– Rentals within 2 weeks of their event

Sponsor: Shawn

Motion: Move to not have clubhouse rentals within 2 weeks of the clubhouse rental date

Results/Discussion: accepted (Jay and Keith), abstained (Trev and Raheen) , opposed (Shawn)---Motion doesn't pass

Topic: Trunk or Treat and Winter Wonderland

Sponsor: Keith

Motion: Move to have Trunk or Treat and Winter Wonderland be an annual event

Results/Discussion: Unanimously accepted

Topic: Game Night Vaping

Sponsor: Jay

Motion:

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

Meeting adjourned at 5:52 pm