



**Longcreek Plantation
2020 Annual Homeowners Meeting**

Agenda

- Welcome, attendance, proxies, introductions, kudos
- Approve 2019 minutes
- Slide show
- 2019 events
- Real estate issues
- Gate – hours of operation
- Vote on gate hours
- Website – directory, star vendors
- Volunteerism
- Introduction to strategic plan (dock & funding)
- Longcreek strategic plan
- Vote on strategic plan
- Budget & dues
- Vote on budget
- Candidates for Board for 2020 & 2021
- Vote on candidates
- Adjourn

Approve 2019 Annual Meeting Minutes



2019 Events

- Painted frontage fence
- Repaired dock
- Spring Picnic, Turkey Trot, Holiday Drop-in
- Spring and Fall Newsletter
- Realtor letters and forms re covenants
- Quarterly frontage cleanup
- Keep Wadmalaw Island Beautiful participation
- Protested Bolt “tree houses” expansion
- Resisting the mining permit
- New ACC Chair appointment
- Developed a Strategic Plan for Longcreek

Real Estate Issues

- Benke property
- Simons' property
- Letter to realtors when "For Sale" goes up
- Form on covenants for closing



Gate – Hours of Operation

- **Current:**
 - Closed dusk to dawn on weekdays
 - Closed 24 hours on Saturday and Sunday
- **Issues:**
 - Most robberies occur between 10AM – 2PM
 - Only one reported and filed
 - Wear and tear on gate
 - Tendency to give out codes to contractors, visitors
 - Traffic jam
- **Vote**
 - Same hours?
 - Change to 24/7?

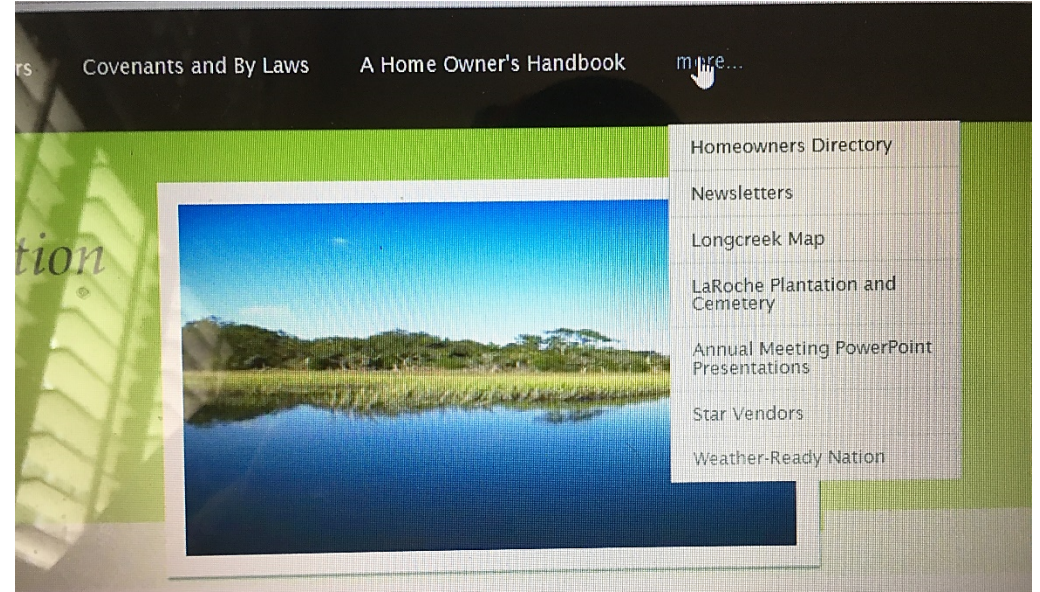
Gate – Remote Entry

- Visitor scrolls to your name on key pad and calls you from the key pad
- Press 9 – gate should open

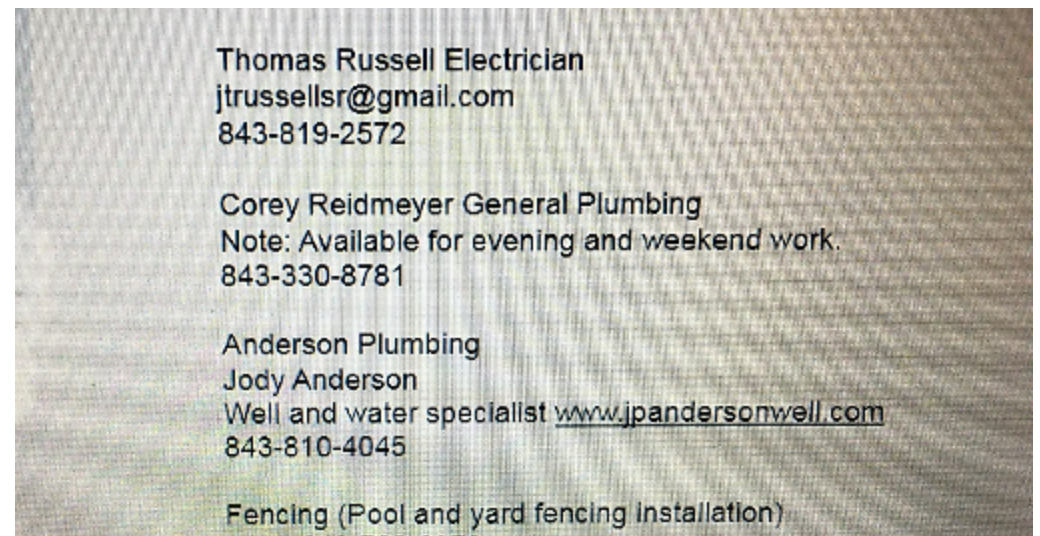


Website

- Directory
 - Password protected



- Star vendors



Volunteerism

- Committee participation
 - Grounds, ACC, Welcome
- Quarterly trash pick up
- Poll managers (Bruce)
- Keep Wadmalaw Island Beautiful (Fred)



LONGCREEK PLANTATION HOMEOWNERS ASSOCIATION



STRATEGIC PLAN

JANUARY 2020

Strategic Plan

- Evolution
- Note: Items with expenditures (dock, gate, road) will be voted on by you at the time for approval



Longcreek Plantation HOA Strategic Plan

Why Plan?

- ❑ Strategic planning provides clarity, direction, and focus
- ❑ A strategic plan drives organizational alignment.
- ❑ A plan communicates your message.
- ❑ Strategy drives Budget

Longcreek Plantation HOA Strategic Plan

Longcreek Plantation is comprised of 49 properties nestled along two picturesque creeks, Bohicket and Long Creek. Life in Longcreek is leisurely and quiet and offers everyone the gracious living that defines the South. We, the homeowners, treasure the environment and type of living that our community engenders. Our intention is to preserve and maintain the quality of life that we enjoy. In order to sustain and pass to future generations the land and community we value, we endeavor to:

Longcreek Plantation HOA Strategic Plan

Maintain roads and infrastructure that allow easy and attractive access.

Tactics:

- Maintain funds reserve for future road construction – est. 10-15 years. Estimated cost in 2020 dollars: \$264K.
- Ensure roads have proper drainage and all culverts are kept debris free.

Provide security through limited access to non-residents and a record of those who enter.

Tactics:

- Replace cameras, software and sensors within two years. Estimated cost in 2020 dollars: \$24K.
- Assign back-up Gate Team and train them on the system.
- Continue annual maintenance program with vendor.
- Update security codes as needed.

Longcreek Plantation HOA Strategic Plan

Create an atmosphere of welcome and support to our neighbors.

Tactics:

- Maintain our welcome for new neighbors through the Welcome Committee.
- President will review codes, covenants, bylaws and handbook with new neighbors.
- Actively communicate our willingness to help to all neighbors.
- Continue semi-annual Newsletter.
- Sponsor social activities (annual picnic, turkey trot and others) as means of promoting good fellowship.

Maintain architectural and landscape standards for all properties.

Tactics:

- Maintain review of property covenants with new neighbors, including signed property covenants in closing documents for all new property owners. Have the ACC call realtors and sellers to remind them that subdividing and commercial business are prohibited.
- Maintain Architectural Control Committee (ACC) reviews of all new construction to assure conformance with covenants.
- Assure ACC leader serves on the Board in the future.
- Accumulate proposed or suggested Covenants/By Laws changes for future amendments.

Longcreek Plantation HOA Strategic Plan

Provide a safe dock and boat landing to all residents who want to access our creeks.

Tactic:

- Dock was repaired in 2019 with improvements expected to last 3 years. Budget and communicate to the community the expected cost and impact on dues to replace the dock to new code specifications. Estimated cost in 2020 dollars: \$100K.

Provide communication to our residents concerning safety during weather events and update them on issues facing Wadmalaw Island.

Tactics:

- Continue communicating helpful information during hurricanes and other weather events.
- Maintain communication through the newsletter on current and upcoming events.
- Encourage website traffic and updating and usage of Star Vendors list.
- Research and use electronic formats for communication (e.g. cell phone app).

Longcreek Plantation HOA Strategic Plan

Maintain fiduciary responsibility to homeowners.

Tactics:

- Conserve financial resources through cost effective infrastructure replacement and operations.
- Maintain a minimum capital reserve of \$100K.
- Continue to assess financial trends throughout the year to align financial objectives with community projects.
- Continue conservative savings and budget to avoid assessments.

Longcreek Plantation HOA Strategic Plan

Be a good neighbor to all Wadmalaw Island residents through providing leadership in beautifying Wadmalaw and in safeguarding the Island from invasive practices.

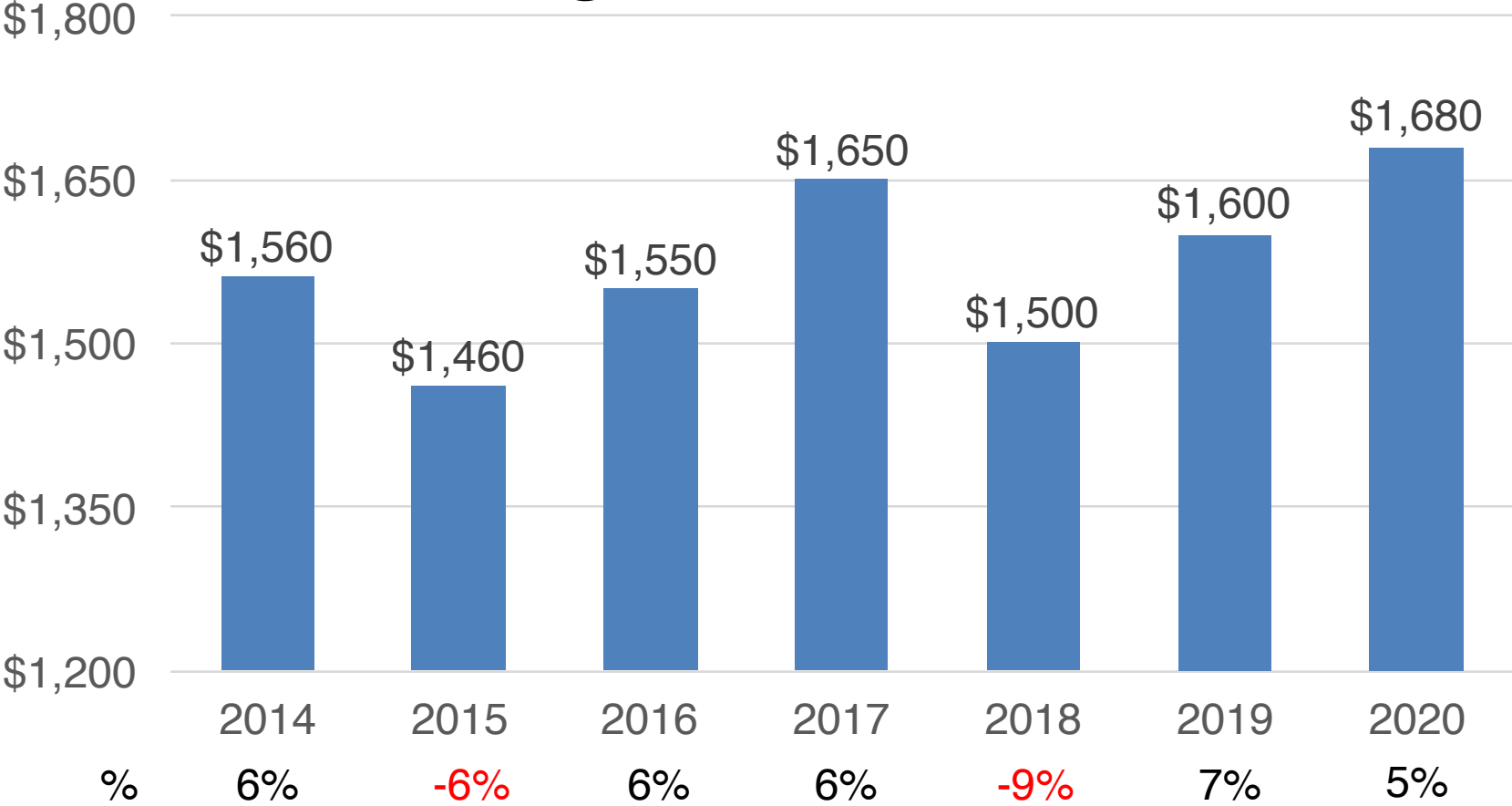
Tactics:

- Continue communicating zoning, permitting and other issues that threaten to change the Wadmalaw environment and way of life.
- Actively build alliances with Anchorage, Martins Point and Polly Point Plantations HOA's to maintain consensus on issues of mutual concern.
- Actively support 'Keep Wadmalaw Beautiful' efforts by participating in activities such as Adopt-a-Highway.
- Promote Longcreek and Wadmalaw volunteerism throughout the community.
- Board member(s) will attend WILPAC meetings, when appropriate.

Vote on Strategic Plan



Longcreek Dues



Long Creek HOA 2020 Budget (Proposed)
 2020 dues @ \$1680/lot = \$82,320 (5% increase)

	<u>2019</u>		<u>2020 proposed</u>
Lawn care	24,804		24,804
Electrical	1,010		1,010
AT&T	700		800
Insurance	1,800		1,800
Trash	4,500		4,600
Gate	6,000		6,000
Accounting	500		650
Taxes	4,500		6,800
Landscaping, brush, storm		5,000	5,500
Dock	5,000		5,000
Misc. legal, picnic, etc.	800		800
Savings	23,785		24,556
Total Budget	\$78,400		\$82,320

Vote on Budget



Candidates for 2020 and 2021 Board

- Candidate commits to 10 meetings per year
- Officers are selected by the Board each year
- 3 openings
- Candidates
 - Bruce Elliott
 - Bill Lackey
 - Karen Walto

Vote on Candidates



- Motion to Adjourn
- New Board members meet to select officers & schedule next Board meeting

