

Bien Venue Plantation Property Owners Association, Inc. P. O. Box 1699 Louisa, VA 23093

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To: Board Members and Association Members

From: Florence Daniels Secretary of the Board

Subject: Minutes from the December 3rd, 2022, Board Meeting

Call To Order: Time 11:38 a.m. Meeting called to order by Tracy Ribbentrop held at the Louisa County Public Library.

Proof of Quorum: Board members present: Tracy Ribbentrop, Florence Daniels, and Ruthie Haden. Frank Reeves was not present. Note that Steve Donnelly our interim treasurer was present

Proof of Notice and Approval of Agenda: Approved unanimously.

Minutes from last meeting are posted on the website. Florence Daniels had a copy of the minutes. The minutes will be amended to reflect the date of the meeting.

Open Forum for Homeowners:

1. Dan Daniels spoke about a flyer that he received from REC. In mid-October of last year you probably received a letter from Rappahannock Electric Cooperative, (REC) informing you of the coming implementation of the Firefly Fiber Broadbandproject. You may Pre-Register your address here in Bien Venue Plantation and save $100 when Firefly becomes available here in Louisa County. and Daniel Brown added that you can go on the website at Firefly.com for more information.

President’s Report:

1. Updates on what’s happening in Bien Venue Plantation-this was not addressed
2. Derelict boat has been removed
3. Status of the appointment of treasurer- the paperwork has been submitted to the bank and Tracy Ribbentrop and Steve Donnelly are official co-signatories on the accounts
4. More dock quotes-Tracy had contacted several vendors for estimates. She distributed copies of the quotes and a conversation followed.

WWH Construction Inc, estimate of $1500. This was based on the company sending a diver underwater and an engineer on the dock recording all the findings. The diver will inspect all the pilings underwater down to the lake bottom and all of the beams, joists, and hardware.

The Deck Tech estimate appeared to be a complete replacement of the docks with a high cost of $$180,808. This does not include finding any underwater problems.

Regarding WWH Contraction’s estimate, Suzanne Brown felt that the $1500 was too high. Other concerns posed was the vendors local, references, appropriate licenses and have there been any complaints lodged against the contractors. Basically, we need to do our due diligence in vetting potential contractors. Dan Daniels suggested we contact DPOR to find out if the vendor has any complaints or has placed any liens on the property.

Tracy also said that Mid-Atlantic, a third vendor plans to come out in January. Regarding the dock maintenance Florence Daniels stated that Tom Ervin along with others on the maintenance committee have replaced a lot of boards. Tom had also said that nothing would be done on the docks until the spring of 2023.

Finally, Ruthie Haden asked if Dominion should be involved.

1. General safety in Bien Venue Plantation-Tracy said that we need to slow down. People are driving too fast in the community, this includes cars, golf carts and other modes of transportation.

Secretary’s Report:

1. Website-Florence reported that Tom Ervin is updating the information as needed. We still have a page Under Construction which can be any article of interest or information.
2. Update on firearm protocol-Florence stated that while in Louisa in October, she stopped by the sheriff’s department. The officer on duty said that it is illegal to fire a firearm within a community. The sheriff can issue a citation and it is up to the judge to levy a fine. Steve Donnelly and Keith Dugan spoke about the high-water mark which is covered by Dominion. More to explore.
3. What it means to be on the Bien Venue Plantation Board of Directors-Florence Daniels spoke about the duties of being a board member and the lack of responsiveness in dealing with some of the board’s business. She reported that she will step down as secretary after the March 2023 meeting. The position has become too stressful to the point of affecting her health. It’s time to step down. She is proud of what she has done with the recordation of the covenants and working with Tom Ervin with input on the website.

Interim Treasurer’s Report:

Steve Donnelly provided a written report detailing income, disbursements, and accounts balances.

Checking- $34,085.63

Savings - $57,581.13

Total - $91,666.76

**Note: Treasurer’s report was corrected on 1/4/23 to reflect balances as of 11/30/22 according to the bank statement.**

Checking -$34,085.63

Savings - $52,581.13

Total -$86,666.76

One question was asked about the $174.25 for the community sign. Someone thought it was too expensive and it should not be left out for long periods as it makes the community look like a trailer park. Also said that the sign should be placed at other entrances.

Steve reported that homeowners are currents with their dues except for the following:

Lot 116 Packard’s property which he learned that it was sold at auction and work is being done on the house. He will see that they get an ACC application form. He asked if the Board was informed of the auction, and we were not informed.

Lot 89 is out of bankruptcy-we can only send an invoice for 2023. The previous boards, including the current board, did not send a letter of violation and follow procedure for non-payment of dues. There were no liens levied.

For these properties Steve will send a dues statement for 2023

ACC Report:

1. Steve Donnelly submitted a report with the status of new and existing homes projects. There were 8 applications with 7 being approved. Lot 34 new construction did not get approval for the house color and went ahead and had the unapproved siding color installed against multiple requests for providing paint color.
2. Dainiel Brown asked if a POA packet was requested for lot 49 and if the deck was measured. Steve said that he measured the deck, and it was 350+ sqft.
3. Florence Daniels asked if we could withhold deposits for a particular violation. We cannot do this because the builder’s deposit is tied to a certain item. We must follow procedure which means that a letter of violation has to be sent via certified mail giving the owner 30 days to comply. It must also include the date and time of a hearing if necessary. If the violation is not corrected. fines will accrue and then a lien may be placed on the property.

Maintenance Committee Report

1. It was reported that Ron Mellinger has replaced the lights on the docks.

**Old Business:**

1. Update on hiring a management company to provide limited services-no follow-up was done. Suzanne and Tracy will investigate this.
2. Steve Donnelly is requesting that the Board develop a list of boats and their owners. There are boats that have expired registrations. According to DGF Department of Game and Fisheries, boats must be properly licensed according to the game warden as told to Tracy Ribbentrop.
3. registration to an owner. Registration is good for 3 years. The question is: who will enforce it? According to Daniel Brown some boats haven’t moved. The Board can issue 1 decal for 1 boat.

New Business:

1. Polar Bear Club Plunge will be 1/1/23 at the boat ramp at 12 noon...rain or shine...this is the 16th year! This is a fundraiser to support the Louisa County Sheriff's Department. K-9 unit....Lt. Patrick Sheridan and k-9 Ally will be there unless called for duty...group picture will be taken. Plunge as a group up to your shoulders....chili and hot chocolate will be provided...bring a dish to share if desired but not required...spectators welcomed...bring Polar Bear Club sweatshirts to add another year to your sleave or chest...new plungers, be sure to sign up sweatshirt size (men's sizes)...bonfire weather permitting...fruitcake toss weather permitting...heated changing canopy provided (ladies first?)......auction of donated items to follow in Jan/Feb at Tim's restaurant...TBA...
2. Next board meeting: March 11, 2023, at 10:30 a.m. at the Louisa County Public Library

**The date has been changed to March 4th, 2023, same location**

Adjourned at 12:30 p.m. **Not sure if there was a motion to adjourn and seconded**.