

**PLANTATION RESORT NO 2  
OWNERS ASSOCIATION, INC.  
ANNUAL HOMEOWNERS MEETING  
OCTOBER 29, 2020 6:30 PM  
AGENDA**

- 1. Call to Order**
- 2. Introductions – Board and Management**
- 3. Proof of Notice – Establish Quorum – 118 Owner / Proxies Required**
- 4. Approval of 2019 Annual Meeting Minutes**
- 5. Election – 2 Board Members – Ballots Collected and Tallied**
- 6. Ratify Board Decisions and Execute Contracts**
  - **2021 Landscape Contract**
  - **2021 Assessment Rate**
  - **2021 Budget**
- 7. Pool Resurfacing Contract**
- 8. Financial Report**
- 9. Reserve Contribution Transfer \$100,000.00**
- 10. Election Results Announcement**
- 11. Election of Officers – Board Officer Positions 2021**
- 12. Homeowner Question Forms – Included in Agenda Package**

Please turn in the questionnaire and a member of the Board or management team will respond to you in the following week. Please be sure to indicate how you wish to be contacted i.e. by phone or email
- 13. Holiday Decorating Contest Announcement**
- 14. Adjourn 7:30 PM**



**Plantation Resort NO. 2 Owners' Association, Inc.  
7801 Alma Drive, Suite 105-130  
Plano, Texas, 75025**

September 25, 2020

Homeowner  
Plantation Resort NO. 2 Owners' Association, Inc.  
Frisco, Texas 75035

Re: **NOTICE OF ANNUAL MEETING**  
**THURSDAY, OCTOBER 29, 2020 6:30 P.M.**

Dear Homeowner:

The Annual Meeting of Plantation Resort No. 2 Owners' Association, Inc. will be held on Thursday, October 29, 2020, at 6:30 p.m. at Waters Edge Church, located at 5475 Coit Road in Frisco, Texas (S. W. corner of Jereme and Coit). Sign in will begin at 6:00 p.m. and the meeting will begin promptly at 6:30 p.m. The Association is a non-profit corporation chartered under the laws of the State of Texas and, as such, is required to hold an Annual Meeting. The meeting has been called by the Board of Directors for the purpose of reviewing the Association's financial and operational activity over the past year, electing new Board members and addressing any new business brought before the Association. At this time we have (2) Board seats up for re-election. If you are interested in running for a position on the Board please return the enclosed candidate form to [Plantation2assist@gmail.com](mailto:Plantation2assist@gmail.com), via fax at 214-528-6889 or via mail to PR NO 2 at 7801 Alma Drive Suite 105-130 Plano, Texas 75025. Nominations from the floor will also be accepted the night of the meeting.

To conduct a homeowners meeting, a quorum of ten percent (10%) of the members must be represented in person or by proxy. **In order to assure a quorum, and to avoid the expense of a recall meeting please sign and date the enclosed proxy and return it in the enclosed envelope to Plantation Resort NO2 C/O Worth Ross Management Co. at 4144 N. Central Expressway, Suite 580, Dallas, Texas 75204, or via e-mail to [plantation2assist@gmail.com](mailto:plantation2assist@gmail.com) or via fax 214-528-6889 by October 21, 2020 even if you plan to attend as unforeseen circumstances do occur.** Voting will be conducted during the meeting for those in attendance.

Thank you for your attention to this important matter. Should you have any questions regarding the Annual Meeting or your Association, please contact Lori Nelson, Board Assistant at [plantation2assist@gmail.com](mailto:plantation2assist@gmail.com).

Sincerely,

Board of Directors  
Plantation Resort No. 2 Owners' Association, Inc.

Enclosures



**Plantation Resort 2  
Homeowners Association, Inc.  
Annual Homeowners Meeting  
May 16<sup>th</sup>, 2019 6:30pm  
Water's Edge Church**

1. Call to Order at 6:30pm.
2. Introductions – Board, Management Team and Guest Speakers
  - a. Rustin Wright, President
  - b. Dale Russel, Treasurer
  - c. Scott Blasingame
  - d. Gary Bedell
  - e. Chloe Cleveland, Website / Secretary
  - f. Lori Nelson, Board Assistant
3. Proof of Notice – Establish a Quorum 118 Owners / Proxies
4. Approval of 2018 Annual Meetings Minutes
  - a. Motion to approve made by Trish Enchaniz
  - b. Seconded by Dale Russel
5. Candidate Introductions - Speeches
6. Election of Board of Directors – Ballots Collected and Tallied
7. Guest Speaker – Frisco Mayor – Jeff Cheney
  - a. Development Update April 10, 2019
  - b. 5 billion mile is now over 10 billion in that ten mile stretch
    - i. Hall Park
    - ii. Frisco Star – updates
      1. Frisco got our first fortune 500 company - Dr. Pepper / Keurig is now about to be put on the player's parking lot.
      2. The Twelve, named after Roger Starbelt, luxury real estate (\$12/sqft).
      3. Baylor Scott & White Sports Therapy & Research – preventative wellness fusionetics program
    - iii. Frisco Station
    - iv. The Gate
    - v. Texas Scottish Rite for Children North Campus
    - vi. National Soccer Hall of Fame & Toyota Stadium Improvements
    - vii. The Railhead
    - viii. Texas Health Hospital (Texas Health & UT Southwestern partnership)
    - ix. PGA of America Headquarters – 600 acres, headquarters, restaurants and retail, two championship golf courses coming June 2022, Omni-branded Lifestyle Resort
    - x. Lesso Mall Development – next generation mall, 77 acres off 380
    - xi. Wade Park – still on hold, still working on his financing
    - xii. Frisco Park 25 – 216 acres for Cowboy's merchandizing
    - xiii. The Patios at the Rail – where the old double dip used to be



- xiv. Stonebriar Center – luxury hotel, KidZania is 85,000sqft opening this summer (considered Edu-tainment) is the first one in the United States, Uncle Julio's patio wrapping around water feature
  - xv. University of North Texas (UNT) – new campus in Frisco, 100 acres, building specific classes and majors for locally headquartered businesses
    - 1. Inspire Park – two story 50,000sqft entrepreneur program with business incubator space with classrooms and labs
8. Officers – Committee Reports – Guest Presenters
- a. ACC Introduction & Overview – Andy Tarczon
    - i. ACC is there to keep your home (and your neighbor's) home values up guided by a set of guidelines
  - b. Financial Report – Dale Russel
    - i. New playground, basketball court, painted Amenity Center, new center furniture, which we came in underbudget by \$19,000.
    - ii. We moved \$33k to the reserve fund
    - iii. Still very financially sound
    - iv. Delinquencies decreased 43% from last year
  - c. Crime Prevention – Frisco PD Officer
    - i. Social media is the best conduit for us to get you the information.
    - ii. Your Community, Your Commitment – there are only so many of us, we can't do it without your help. If you see something, say something! We would much rather check it out (even if it's nothing) than there be a delay in you telling us, and it having actually been something!
    - iii. FriscoPD.com
    - iv. FriscoPD has partnered with Ring Doorbell people – whether you use their product or someone else's, with any video service, download the Neighbor's App!
    - v. The Neighbor's App is like the Nextdoor App, except you can post suspicious video that goes to your area. Not a real time reporting system, but it can alert your neighbors.
    - vi. The Frisco PD mobile app has great parental resources, including contact info of their child's SRO.
  - d. Website Update – Chloe Cleveland
  - e. Social Events – Volunteer Invitation – Lori Nelson / Trish Enchaniz
    - i. We have fun upcoming plans for this Summer, including (but not limited to): the End of School Bash on May 30<sup>th</sup> from 6-7:30pm, Back to School Bash, Trunk or Treat with a Chili Cook-off, Santa & Carriage Rides!
  - f. Frisco Code Enforcement – Amy Smithart
    - i. We need help from you! Report your neighbors.
    - ii. Don't forget – city permit is required for more than 50% replacement or repaint.
    - iii. Permits needs to be placed on the house.
    - iv. Permits ensure building inspectors come out and everything meets code (so you can keep it).
9. Share the Saturday morning Frisco PD Promo with your friends!



10. Crime Mapping Desktop site and Mobile App – a great a way to keep track on the last 30 days of crime in your area!

11. Election Results Announcement

- a. Rustin Wright, sustained as president
- b. Chloe Cleveland, sustained as secretary

12. Homeowner Questions and Door Prize Drawings

- a. Are the high tension lines going to be buried?
  - i. No, not that I know of, but send me an email and I'll double check.
- b. How's the traffic?
  - i. It's #1 on our priority list for 2019 – roundabouts, adding turn lanes, AI for stoplights is coming next, getting people to drive north to eat and spend time, planning for the autonomous car
- c. I want to ask about Main Street traffic – with the widened sidewalks narrowing streets, how will we deal with traffic?
  - i. We want people to drive through there. When people drive through interesting areas, they want to slow down. Elm street will be a continuous drive, with the stop signs flipped.
  - ii. Is your priority on the automobile and the traffic or is it on the pedestrian? I think the right answer is the latter. By removing the center median, with a lane which can be switched based on stadium traffic and
- d. Byrd Scooters?
  - i. We made them take them and leave. We are working on crafting an ordinance, with proper zonings and docking stations, allowing us to work with scooter companies who are doing it the right way.
- e. Are you considering parks? Not on top of buildings...
  - i. We are making the 300 acre park. Grant park is an passive park (great for concerts, highschool/UNT rowing teams) now closer to 600 acres, Northeast Community Park.
- f. Are these parks playgrounds or hiking trails?
  - i. We are adapting a hike and bike master plan
- g. Is your [the mayor's] presentation available online?
  - i. FriscoEDC.com
    - 1. Click on the upper right link there's a link to all the presentations, including this one.
- h. How did we decrease delinquencies that much?
  - i. Lori Nelson! Also, the guards - not allowing people into the pool.
- i. Are there going to be more police officers in Frisco?
  - i. We are constantly adding officers. We are fighting all the neighboring cities for new recruits.
- j. What about drugs in our high schools?
  - i. The types of drugs that we have in our high schools have changed. Medications / opioids are more readily available. We are actively doing everything we can to work with individuals, teenagers, and communities / HOAs, bridging the gap between cops and kids.



- k. How are crime statistics for our neighborhood?
    - i. The number one crime is vehicle burglaries. The vast majority of cars that are broken into are left unlocked. One thing that comes with prosperity is responsibility.
  - l. Who does the inspection? The inspector wasn't at my house very long...
    - i. The city does the inspection. You're more than welcome to call and ask.
  - m. Do we need a roofing permit?
    - i. Yes, you do need it for more than 50%. It's \$150. If you're not pulling permits, they can stop the work and write (very expensive) citations.
  - n. What percentage of our neighborhood has turned over and what percentage is rentals?
    - i. That would be a good question for a local realtor, as we have no way of tracking that.
  - o. Are there any plans to resurface the pool?
    - i. We will look at that when we do budget in October, so maybe next year.
13. Meeting adjourned at 8:02pm.



# PLANTATION RESORT NO. 2, INC.

## BOARD OF DIRECTORS

### CANDIDACY INVITATION

I, GENE VALCKE, am interested in being a candidate for one of the Board positions to be filled.

Please use the space below to introduce yourself and provide any information you would like to share pertaining to your candidacy:

CURRENT MEMBER OF THE BOARD. RESIDENT  
OF PR-2 SINCE MARCH 2016. I ALSO SERVE  
ON THE ARCHITECTURAL CONTROL COMMITTEE I  
HAVE SERVED ON NUMEROUS BOARDS IN INDUSTRY,  
AND AS AN ADVISOR TO THE STATE OF CALIFORNIA.

Gene P. Valcke  
Signature

12004 PADUCAH DR.  
Address

Mailing address if different from above

valckegene@gmail.com  
E-mail

469-980-7308  
Phone Number

Please return this form by email to [plantation2assist@gmail.com](mailto:plantation2assist@gmail.com) or via mail to PR NO 2 7801  
Alma Drive suite 105-130 Plano Texas 75025



# PLANTATION RESORT NO. 2, INC.

## BOARD OF DIRECTORS

### CANDIDACY INVITATION

I, SCOTT BLASINGAME, am interested in being a candidate for one of the Board positions to be filled at the October 29<sup>th</sup>, 2020 Annual Meeting.

Please use the space below to introduce yourself and provide any information you would like to share pertaining to your candidacy:

I have been a board member for the past 3 years and have served as the Treasurer for the last year. I have an extensive background in finance, and I am currently the Finance Director for the Denton State Supported Living Center. I also am a licensed Texas Realtor and feel this allows me to keep a pulse on the real estate market and the things that will allow all of us as homeowners maintain and increase the value of our homes and our neighborhood. It would be my pleasure to continue serving our community as PR2 Treasurer.

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*Scott Blasingame*

Signature

5801 Norfolk Ln.

Address

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Mailing address if different from above

csblasing@att.net

E-mail

(469)475-2792

Phone Number

Please return this form by email to [plantation2assist@gmail.com](mailto:plantation2assist@gmail.com) or by fax to the attention of Katrina Swindle at 214-528-6889 or via mail to PR NO 2 7801 Alma Drive suite 105-130 Plano Texas 75025



# **Plantation Resort NO 2 Owners Association Inc.**

## **Annual Meeting**

**October 29, 2020**

## **Financial Recap**

**Period Ending December 2019**

**The HOA continues to maintain a healthy financial status while keeping our assessments at the same rate for the past 4 years.**

- **We ended the 2019 year 13.62 % under budget in expenses**
- **Contributed an additional \$32,521.00 to the reserve fund account**
- **Delinquencies in December 2019 were at an all time low with a total of \$29,227.00 in delinquent account balances without any bad debt write offs in 2019**



## PR No.2 Owners Association, Inc.

## Balance Sheet

Period 12/31/2019

	Operating Fund	Reserve Fund	Total
<b>Assets</b>			
<u>Current Assets</u>			
10001 PR No.2 Operating - CAB	268,536.39		268,536.39
10300 PR No.2 MM- CAB		181,928.29	181,928.29
11000 Accounts Receivable	29,227.88		29,227.88
13001 Inter-fund Receivable from Reserve	34,899.79		34,899.79
<u>Total Current Assets</u>	<u>332,664.06</u>	<u>181,928.29</u>	<u>514,592.35</u>
<u>Other Assets</u>			
14500 Prepaid Expenses	208.42		208.42
14700 Prepaid Insurance	2,033.65		2,033.65
19400 Refundable Deposit	150.00		150.00
<u>Total Other Assets</u>	<u>2,392.07</u>		<u>2,392.07</u>
<i>Total Assets</i>	<u>335,056.13</u>	<u>181,928.29</u>	<u>516,984.42</u>
<b>Liabilities &amp; Equity</b>			
<u>Current Liabilities</u>			
20100 Accounts Payable - Trade	5,925.73		5,925.73
20124 Prepaid Assessments	119,342.47		119,342.47
20650 Accrued Expenses Payable	6,975.38		6,975.38
21000 Collection Cost Escrow	8,407.49		8,407.49
23001 Inter-fund Payable to Operating		34,899.79	34,899.79
<u>Total Current Liabilities</u>	<u>140,651.07</u>	<u>34,899.79</u>	<u>175,550.86</u>
<u>Other Liabilities</u>			
24000 Insurance Claims Liability	13,076.19		13,076.19
<u>Total Other Liabilities</u>	<u>13,076.19</u>		<u>13,076.19</u>
<u>Equity</u>			
30250 Restricted Replacement Reserves		(11,246.16)	(11,246.16)
30700 Retained Earnings	318,808.87		318,808.87
Current Year Earnings	(137,480.00)	158,274.66	20,794.66
<u>Total Equity</u>	<u>181,328.87</u>	<u>147,028.50</u>	<u>328,357.37</u>
<i>Total Liabilities &amp; Equity</i>	<u>335,056.13</u>	<u>181,928.29</u>	<u>516,984.42</u>



**PR No.2 Owners Association, Inc.**  
**Income Statement**

Period 12/1/2019 To 12/31/2019 11:59:00 PM

	Current Month			Year To Date		
	Operating Fund	Reserve Fund	Total	Operating Fund	Reserve Fund	Total
<b>REVENUES</b>						
<b>Miscellaneous Income</b>						
NSF Income	25.00		25.00	125.00		125.00
TOTAL Miscellaneous Incon	25.00		25.00	125.00		125.00
<b>Other Association Income</b>						
Reserve Income	(2,710.12)	2,710.12		(232,521.00)	232,521.00	
Legal Fees Billed	688.94		688.94	6,612.58		6,612.58
Interest Income	9.30	67.89	77.19	129.02	643.65	772.67
TOTAL Other Association In	(2,011.88)	2,778.01	766.13	(225,779.40)	233,164.65	7,385.25
<b>Scheduled Income</b>						
Regular Assessments	32,367.50		32,367.50	388,388.70		388,388.70
Late Fees				3,404.26		3,404.26
Fines	300.00		300.00	3,800.00		3,800.00
TOTAL Scheduled Income	32,667.50		32,667.50	395,592.96		395,592.96
TOTAL REVENUES	30,680.62	2,778.01	33,458.63	169,938.56	233,164.65	403,103.21
<b>EXPENSES</b>						
<b>Administrative Expense</b>						
Bank / Check Charges	10.00		10.00	50.00		50.00
Copies & Postage	558.14		558.14	6,583.21		6,583.21
Christmas Decorations	648.53		648.53	648.53		648.53
Dues / Subscriptions	25.00		25.00	125.00		125.00
Rental/Storage	131.58		131.58	172.42		172.42
Licenses / Permits / Inspec	153.95		153.95	623.90		623.90
Meetings				1,476.05		1,476.05
Printing	30.96		30.96	2,268.41		2,268.41
Community Events	1,369.34		1,369.34	16,980.36		16,980.36
Strong Room Expense	222.58		222.58	380.37		380.37
TOTAL Administrative Expei	3,150.08		3,150.08	29,308.25		29,308.25
<b>Capital Improvements</b>						
Capital Imp.. - Fence/Gates				6,433.50		6,433.50
Capital Imp.. - Intercom/Sei				4,595.22		4,595.22
Capital Imp - Playground				30,917.58		30,917.58
Capital Imp.. - Pool / Spa				5,756.32		5,756.32
Capital Imp.. - Roof				27,187.37		27,187.37



# PR No.2 Owners Association, Inc.

## Income Statement

Period 12/1/2019 To 12/31/2019 11:59:00 PM

TOTAL Capital Improvemen

74,889.99

74,889.99

### Contracts

Guard Service Contract	360.47	360.47	30,377.67	30,377.67
Janitorial Services	5,514.49	5,514.49	7,973.09	7,973.09
Lawn Maintenance Contract	85.01	85.01	66,173.88	66,173.88
Pest Control Contract	794.55	794.55	1,093.04	1,093.04
Pools / Jacuzzi's - Contract	6,754.52	6,754.52	9,917.88	9,917.88
TOTAL Contracts			115,535.56	115,535.56

### Professional Services

Accounting / Audit	638.94	638.94	258.60	258.60
Legal & Professional	6,053.00	6,053.00	7,067.33	7,067.33
Management Fees	6,691.94	6,691.94	72,636.00	72,636.00
TOTAL Professional Service			79,961.93	79,961.93

### Repair & Maintenance Expenses

Common Area Maintenance			1,121.09	1,121.09
Electrical			3,323.28	3,323.28
Fence / Gates / Walls			1,959.64	1,959.64
Janitorial Supplies			547.34	547.34
Landscaping	2,165.00	2,165.00	11,488.08	11,488.08
Lighting			1,178.75	1,178.75
Plumbing			5,155.07	5,155.07
Pool Chemicals			5,179.07	5,179.07
Signs			1,146.19	1,146.19
Sprinkler			1,840.26	1,840.26
Tennis Court			514.33	514.33
TOTAL Repair & Maintenance	2,165.00	2,165.00	33,453.10	33,453.10

### Taxes & Insurances

Insurance - D & O Liability	360.79	360.79	4,199.00	4,199.00
Insurance - Property & Con	417.35	417.35	5,771.93	5,771.93
Insurance - Umbrella Liabil	178.61	178.61	2,157.08	2,157.08
Insurance - General Liabil	844.47	844.47	8,989.56	8,989.56
Taxes - Personal Property			222.49	222.49
TOTAL Taxes & Insurances	1,801.22	1,801.22	21,340.06	21,340.06

### Utility Expense

Electricity	925.27	925.27	8,633.97	8,633.97
Telephone / Long Distance	69.15	69.15	1,848.53	1,848.53
Water / Sewer	330.87	330.87	17,337.16	17,337.16



# PR No.2 Owners Association, Inc.

## Income Statement

Period 12/1/2019 To 12/31/2019 11:59:00 PM

TOTAL Utility Expense	1,325.29	1,325.29	27,819.66	27,819.66
TOTAL EXPENSES	21,888.05	21,888.05	307,418.56	382,308.55
EXCESS OF REVENUE OV	8,792.57	2,778.01	(137,480.00)	20,794.66
			158,274.66	



**PLANTATION RESORT NO. 2, INC.**  
**Annual Meeting Question and Answer Form**  
**October 29, 2020**

This year due to the pandemic there will not be an open questions and answers forum held during the annual meeting. In an effort to assure that all owners have the opportunity to receive answers to any questions they may have regarding the HOA we are providing this form by which you can submit questions by returning this form via mail or email. We will respond to each and every question during the week following the meeting. When you return this form please indicate the manner in which you would like us to respond, i.e. by email or via telephone call.

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Preferred method of contact phone or email

\_\_\_\_\_  
Name

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
E-mail

\_\_\_\_\_  
Phone Number

Please return this form by email to [plantation2assist@gmail.com](mailto:plantation2assist@gmail.com) or via U.S. mail to  
PR2 HOA 7801 Alma Drive Suite 105-130 Plano Texas 75025