

Plantation Homeowner's Association, Inc.
Board of Directors, Regular Board Meeting
Monday , April 13, 2026, 6:30 PM
Activity Center, 600 Plantation Dr, Pharr, Tx. 78577

Minutes

On this 13th day of April, 2026, the Plantation Homeowner's Association, Inc, the Board of Directors met for a Regular Board Meeting.

- 1) Annette Reyes, V.P. called the meeting to order at 6:39 pm.
- 2) Annette Reyes led the Pledge of Allegiance. Azeneth Rodriguez offered the prayer.
- 3) Quorum was established with the following Board Members present.

Jesus Martinez, President	Annette Reyes, V.P.
Marvin Flores- Treasurer	Saul Soto, Director
Azeneth Rodriguez, Director	Rick Carrillo, Director
- 4) Marvin Flores motioned and Jesus Martinez seconded the motion to approve the Agenda. Motion was carried unanimously.
- 5) Marvin Flores motioned and seconded by Jesus Martinez to approve the March 18, 2026 Minutes. The motion carried unanimously.
- 6) Board of Directors, Management and Committee Reports:
 - A. Treasurer's report by Marvin Flores. awaiting financial data from Real Manage thru Board Portal.
 - B. Manager Report: Real Manage were late so no report given.
 - C. Activity Committee report, no report given
 - D. Architectural Committee report by Debbie Reiser. Real Manage portal not providing all needed information.
 - E. Covenants/By Laws Committee, no report given
 - F. Elections Committee report by Bob Hummell, introduced new Newly elected Board members

7) Old Business:

- a. Discussion and possible Board action regarding Real Manage contract. After some discussion and input from homeowners, Rick Carrillo made a motion to keep Real Manage contract for 1 more month. Marvin Flores seconded it. Motion carried unanimously. * Also, see open Forum notes

8) New Business

- a. Discussion and possible Board action to fill the vacant Board position as a result of the resignation by Board member Pam Bohnsack.
Jesus Martinez nominated Edgar Martinez to be appointed to the Board. All Board members voted yes, except for Azeneth Rodriguez who voted no. Vote tally was 5 yes, 1 no.
- b. Discussion and possible Board action re gym and pool hours. Board approved changing gym and pool hours to being open 8:00 am -10 pm, seven days per week.
- c. Discussion and possible appointment of Elections Committee Chairperson. Marvin Flores motioned and Jesus Martinez seconded keeping Bob Hummell as Chairperson. Motion carried unanimously
- d. Board discussion and President appointment of Covenants, By Laws, and Rules & Regulations Committee Chairperson. Board President appointed Beverly Rivera as Chairperson.

9) Adjournment- Meeting adjourned at 8:45 pm.

Open Forum:

- Numerous homeowners attended and many comments & questions were asked. Including the below:
 1. Because the PHOA Office has been closed every day, no assessment payments can be paid there. Homeowner called Real Manage who said, “we don’t speak Spanish.”
 2. Real Manage said a new Manager would start on

April 20, 2026.

3. Homeowner Bob Hummell asked Real Manage why did they bill the PHOA \$6,099 for a Manager in Feb 2026, when there was no Manager in Feb 2026 ? Real Manage did not answer. He also asked Real Manage why they shutdown the PHOA website and where are the PHOA Covenants, By Laws, R&R, Agendas, Minutes that were on the website. Real Manage answered they have them in their system. Also was asked of Real Manage, when are you going to make them available to the Board and homeowners? The PHOA needs them to comply with By Laws rules, and some state laws. Or, in the alternative, make them available on the Real Manage portals, which we have not seen.
4. Some homeowners stated Real Manage is doing more damage, than helping the homeowners as a result of lack of services, such as Office closed, etc.
5. Owners concerned about security, or lack thereof at the Plantation. The Board attempted to answer their concerns.
6. Homeowners asked what Real Manage is doing to collect all assessments at the Plantation ?
7. Homeowner concerns about enforcing violations at the Plantation.

