

Plantation Homeowner's Association, Inc.
Board of Directors, Regular Board Meeting
Monday , May 11, 2026, 6:30 PM
Activity Center, 600 Plantation Dr, Pharr, Tx. 78577

Minutes

On this 11th day of May, 2026, the Plantation Homeowner's Association, Inc, the Board of Directors met for a Regular Board Meeting.

1. Marvin Flores, Treasurer, called the meeting to order at 6:35 pm.
2. Pledge of Allegiance and Invocation led by Marvin Flores.
3. Quorum was established with the following Board Members present.

Jesus Martinez, President	Annette Reyes, V.P.
Marvin Flores, Treasurer	Saul Soto, Director
Rick Carrillo, Director	Edgar Martinez, Director
Azeneth Rodriguez, Director	
4. Approval of Agenda. Marvin Flores, motioned, Jesus Martinez seconded. Unanimous approval
5. Approval of Minutes.
 - March 18, 2026, Minutes approval pending for later
 - April 13, 2026, minutes was unanimously approved by Board.
6. Board of Directors, Management, and Committee Reports.

Management Report, Real Manage – Cesar introduced Jose Jackson as the Manager for Plantation, introduced Rolando as vender for TURNKEY COMMUNICATIONS. Cesar also reported that there are 5 homeowner accounts with over \$10,000.00 dollars past due.. Cesar mention that they want an Attorney for collections that they can provide.

Treasurer's Report – Marvin Flores. Reports a total of \$35,586.00 in account.

Activities Committee Report – Gloria Limas. Reports April statement with a sum of \$825.00. Collected \$55.00 from Bingo. Expenses of \$1,586.00. Memorial Day BBQ Volunteers deadline is May 18, 2026. We need a minimum from 25/30 person to cover this event. Event is May 25, 2026. Bought 3-Volleyballs, 3-Nets, 2-Tent metal covers. Painted metal posts, cut grass area and installed 3 Nets.

Architectural Committee Report – Bebbie Reiser. Reports 8 Projects denied, 1 is on appeal and 5 approved. Approved were for Fences, Carports and Wood repairs.

Covenants/Bylaws Committee Report – Beverly Rivera, not present, No report.

7.New Business

- Homeowners Appeal to Board re: Architectural Committee Denial. Homeowner present. Debbie Reiser explained denied permit because first was a Brick home, second is foundation boundaries. HOA only aloud 5 feet. Cement was already poured. A prior permit was obtained from Prior board in the past. Board will approve this permit with 3 conditions that, 1st the next neighbor would be contacted and obtain permit from them, 2nd Obtain city permit, 3rd in the future if it would be denied due to construction, then the owner should correct the construction.
- Phoa late assessment payment fee discussion. From \$27.50 to \$10.00. Cesar from Real Manage states that the \$27.50 is for collections and \$10.00 for late fee. Marvin states that there have been no collections only late fees, Cesar states that it will be 30 days grace period for late fees.
- Phoa.com website shutdown discussion. Cesar states that the website should be corrected by Real Manage.
- Board Discussion and possible approval for pothole repair bids. Board needs 3 bids for any repairs/fills.

8. Old Business

- Discussion and possible Board action regarding Real Manage contract. Jesus Martinez motioned to terminate Real Manage contract. Marvin Flores seconded it. Board approval to terminate Real Manage contract vote was (5-yes) Edgar Martinez, Jesus Martinez, Annete Reyes, Marvin Flores and Saul Soto.(2-No)Rick Carrillo and Azeneth Rodriguez

9. Adjournment @ 7:37pm. Meeting unanimously voted by Board to adjourn

Open Forum.

1st Resident Ivan Lopez. Stated that neighbors have a lot of weed and bad appearance of their lawns. He is afraid to call police for repercussions. There is a lot of traffic and maybe unauthorized persons driving around. Azeneth advises Mr. Lopez that management from Plantation (Jose) will contact him and get all the details.

2nd Resident Hector Cantu. Stated that Real Manage charged him \$186.00 late fees after one month being late and 2 days after the second month. He sent all checks that were prior paid to Real Manage and no answers were given to him. He demands why Real Manage did not explain to him prior to charging him with these large amounts of late charges. He demands answers. Jesus told him that Cesar will explain to him all chargers. Jesus also stated that this was the one of the reasons why the Board is terminating the contract.

3rd Resident Marco Torres. New President of HOA of the High Rise. States that they had fired their prior president and replaced the Board. He offered his services to help the Board.

4th Resident Leticia. Stated that lawn care violations and speed bumps not in order. Management has not repaired the potholes on the roads.

4th Resident Alejandro. Stated that he pays taxes, and he does not see it on the maintenance of the streets. Might as well turn Plantation over to the city of Pharr. Ms. Azeneth responded stating that when Mr. Alejandro bought his property, he knew it was a HOA private community and the laws that were governed by it. The Mayor of the City of Pharr stated that the Plantation, because being a private community, the City has nothing to do with it. We had asked for a sweeper before, and it was denied.

Ernesto Rubio, Board Secretary

Board Approved Date