



HOMEOWNERS ASSOCIATION  
Board of Directors Meeting  
June 14, 2016  
4:35 PM

### **CALL TO ORDER**

Bill Hansen called the meeting to order at 4:30PM. Board members present were: Eric Powell, David Stewart, George Smedley and Joan Byrnes. Others present were Kathy and Robert Bundy of Bundy Appraisal & Management (BAM), Fred Mueller, ARB Administrator, Jim Vaughn and Marilyn Mueller of the Marketing Committee.

### **COMMUNITY COMMENTS**

None

### **PRESENTATION OF MINUTES**

The May minutes were reviewed and approved.

### **FINANCE REPORT** – George Smedley reported:

#### **Positives on Income**

Late Fee Income = +\$4155 YTD

#### **Negatives on Income:**

\*\* Potential bad debt write off of \$24-25,000 before the end of 2016 as we take possession/foreclose on (3) properties.

This debt would be offset by potential land sales income probably in 2016-2018.

**Total Income = +\$3390 YTD**

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#### **Common Area Expenses:**

#### **Positives on Expenses**

Cotton Island Bridge Insurance = + \$2569

ARB Professional Support = +\$1551

Landscape Employee = +\$2111

Landscape Maintenance = +\$1636

Electricity = +\$1146

## Negatives on Expenses

The Marketing budget continues **(\$2734) YTD** over budget.

Landscaping Materials and Supplies are showing **(\$1739) YTD** over budget

Workman's Comp = **(\$1068)** over budget

**Total Common area expenses** were +**\$4796** for May 2016, and +**\$10191** YTD 2016. **(Under budget)**

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## Deer Island Expenses:

Deer Island expenses are +**\$2751** YTD 2016 **(Under budget)**

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## Common Area Replacement Reserves:

IOB invested **\$2988** in painting the stamped entry pavers, and **\$9016** for CH wood repair and painting in May 2016. **\$24117** has been invested YTD.

## Deer Island Replacement Reserves:

No Deer Island Replacement Reserve monies have been invested YTD 2016

My recommendations of projects coming out of reserve for Q2 & Q3 are as follows:

- 1.) **Clubhouse exterior carpentry and painting**
- 2.) **Gravel Driveway Refurbish/Retaining Wall Extension and Repair**
- 3.) **Finish accessories and artwork in CH Conference Room**
- 4.) **Cotton Island Wear Board Replacement**
- 5.) **DI Gate Access Control + Kiosk Installation**

## MANAGEMENT REPORT

See below.

## COMMITTEE REPORTS

*ARB*

Fred Mueller reported

1. Cammarato residence (Cotton Is) C of O to be issued shortly.
2. Holz residence (lot 87, Dela Gaye) construction to begin shortly.
3. ARB reviewing plans for Berry residence (lot 11, Deer Is) at July meeting.
4. ARB to review plans for Oberlander residence (lot 1, Cotton Is.) at July meeting.
5. Re Smith residence (lot 2, Deer Is). Broken curbing at the cul-de-sac.

The property grading behind the curbing, especially lot 1 and the easement area between lots 1 and 29, is below the curb level, and has been that way since the curbing was put in place by the developer. In my opinion, this has led to the weakening of the curbing, and over the course of time, fractures have started and

the curbing in general has broken down. Vehicles (both construction vehicles for lot 2 and vehicles of the owners of lot 1) have gone over the curbing, adding to the curb deterioration. To repair the curbing in front of lot 1 and the easement area would be ineffective unless the grading for both lot 1 and the easement was brought up to a proper level.

My recommendation:

- a. The Smiths must repair the curbing along their property line.
- b. The balance of the curbing to be addressed when lot 1 is being developed.

6. Weight Limit on Bridges. Currently the Guidelines limit loads to 4 cubic yards/truck. T

The board asked Fred to take action concerning the builder of the Smith residence and repairs to curbing. Fred will also have the ARB confirm the load of concrete trucks using the community bridges. Fred will also draft wording to be used concerning new builders in an attempt to eliminate avoid difficulties with a new home owner selecting a non approved builder.

### *Social Committee*

The start of summer BBQ was very successful and well attended.

### *Marketing Committee*

Jim Vaughn and Marilyn Mueller updated the board on their research into a possible sign for the Mink Point and Parris Island Gateway intersection. They reported that we cannot do anything prior to 1/1/17 because a Deed is required to get a permit and if we take possession of the property the deed will not be issued until then.

The summation of their finding is basically as follows:

- Whatever we do (including upgrading the existing sign) requires a permit from the County (not City).
- The County (among other things) requires a setback of 10' from the DOT right-of-way.
- The DOT right-of-away has changed from 40' to 50' (since the sign was built).
- The net result leaves us 1' from the DOT (row) to the wall.
- Bottom line, there is therefore not much that we can do there.

They wanted the board to be aware of the situation and the restrictions, because it may impact the board's decision to own what was purchased for back taxes. The board will consider the information and discuss possible future action to be taken.

George presented the following report:

May gross visits to our (2) sites were 1437, a slight increase from April visits.  
Net new visitors were (1075), a slight increase from April's visits.  
Sales leads were a total of (15). All were assigned realtors and welcome packages were sent out.

13 wooded building lots are for sale at a median price of \$25K  
10 marsh front lots are for sale at a median price of \$95K  
2 waterfront lots are for sale at a median price of \$498K  
We have (3) homes for sale...121 Five Oaks Circle, 114 Five Oaks Circle, 353 DeLa Gaye Point

There is one lot that sold in May...Lot 58, Belle Grove  
There is one house that went under contract in May... 353 DeLa Gaye Point...but it is back on the market again.

Total absorption rate for lots in IOB is 2.1 years...indicating a buyers' market

Total absorption rate for homes in IOB is (12) months...indicating a buyers' market

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Next direction for Marketing:

New sign at Mink Point and Parris Island. Investigating coding requirements

New 'Information sign' at our gate entrance

Ambassador program

New website...Pickle Juice began work in January on our new website...the committee is working on final editing currently...most likely the committee will also run a focus group on the website before launch.

#### *Clubhouse Committee*

Power washing and painting have been completed. A review of the work will be conducted before payment is made.

#### *Grounds and Landscaping*

Eric reported Martin Landscaping installed seasonal plantings at the front gate and clubhouse. Deer Island gate will wait until work on the new kiosk at the entrance. Pine straw has also been installed at various locations. Various items needing repair or attention were addressed.

Lot clearing on some lots has started and concerns were raised over the caliber of work. Immediate action was not decided upon since the work has not been completed.

### **UNFINISHED BUSINESS**

The Management report covers many of the unfinished business items. The board did approve a payment arrangement on the Miller property.

- Bridge Repairs- Eric investigated the type of lumber that should be used for board replacement. He will provide the specifications to Robert Bundy to put the project out to bid.
- We are waiting for Custom Security to replace the kiosk at the Deer Island gate. Hargray indicated they will be working on the internet tomorrow.
- The engineering report concerning the De la Gaye drainage issue has been promised shortly. Richard Thomas has also been requested to give an updated quote on work he proposed on the issue on Deer Island. Still waiting on contractors.
- We are still waiting for SCE&G to identify possible location where electric exist on De la Gaye. David reported that solar lights are not possible because of the amount of shade in the community.
- Discussion occurred on new rules. Bill will redraft something and circulate it for discussion. There was also discussion on the liability waiver. Further work is needed.

## NEW BUSINESS

-The Amick property deed has been recorded at the courthouse but not yet received. It was agreed to return the any overpayment of assessments.

## ADJOURNMENT

The meeting was adjournedat approximately 6:45 PM.

Respectfully submitted,  
Bill Hansen

## ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

PO BOX 1225  
BEAUFORT, S. C. 29901

June 14, 2016

Management Report

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We received an invoice from Andrews & Burgess Engineering for the survey work and a portion of the engineering work. Robert asked Arthur O'Kelly asked for a completion date, his response was by the beginning of next week.

Richard with Southern Asphalt Maintenance still has not provided additional information regarding his plans to solve the problem at 36 Anchorage Way.

Robert informed Sam Dobby with Southern Palmetto of the lots which need cleaning; he replied that he would start yesterday the 13<sup>th</sup>.

John Ferreri with SCE&G, has not provided us with a list of hot boxes, that additional lights can be located next to.

The exterior painting of the club house, pool pump building and maintenance shed has been on going now for a couple of weeks. We were told last week that they hope to be finished the middle of this week.

June 7 a letter was sent via email and regular US mail to the owners of Lot 107 Phase III informing them that there is a dead tree and large downed limbs on their lot. The letter asked to have the dead tree and the downed limbs removed.

An email was sent April 7, 2016 with pictures to the owner of Cotton Island Lot 11 advising them of a dead tree. This email was resent yesterday with a current picture advising them to have the deed tree removed and the lot cleaned by June 30, 2016 or the HOA would have it done and their account would be billed. This email was also sent by US Mail.

A current receivable list is attached.10 owners are on the receivable list.

Linda Miller- sent an email today about settling her account. I forwarded my response to her to the board.

The Deed in Lieu with Lot 4-016 has not been filed in the courthouse.

The Deed for Lot 1-001 has been filed in the courthouse but we have not received the original deed yet.

The HOA currently has 4 liens filed: lots 3-017, 4-026, 4-016 and 3-066.

I have not received an update from the attorney regarding the status of the foreclosure on 3-017 or 4-016.

Management was in I.O.B. in May on the 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 24<sup>th</sup>.

2016 Closings-

2/29/16	Lot 3-057	Helping Hands	118 Palmetto Place	Donation-Hunts
4/6/16	Lot 4-025	Gaede	404 Islands Avenue	
5/6/16	Lot 3-058	Walsh	120 Palmetto Place	
5/26/16	Lot 2-011	Berry	39 Anchorage Way	

Pending Closings: No requests from attorneys have been received