



HOMEOWNERS ASSOCIATION  
Board of Directors Meeting  
August 8, 2017  
4:45 PM

**CALL TO ORDER**

Bill Hansen called the meeting to order at 4:45 PM. Board members present were: Eric Powell, David Stewart and George Smedley. Others present were Fred Mueller and Kathy & Robert Bundy of Bundy Appraisal & Management (BAM).

**COMMUNITY COMMENTS**

**PRESENTATION OF MINUTES – May 2017**

The June 13th minutes have been previously circulated. There was a motion to approve the edited version which was moved and seconded.

**Treasurer's Report**

Chris Coolong sent a quote to power wash both community docks and soft washing the two gates. Chris did not give a quote to treat the docks, Robert has found that (according to Flood's website) Glidden of Beaufort either carries or can get the Flood Pro Series-CWF-UV5. **Positives on Income**

HOA Owned lots/Income Loss	+\$1296
ARB Fees Income	+\$2500
Late Fees	+\$4486
Real Estate Transaction Income	+\$29000
Bad Debt Write Off	+\$5250
2016 Bad Debt Write Off Recovered	+\$4342

**Negatives on Income:**

\$21,068 in doubtful accounts receivables.

As of July 2017, YE 2017 expected budget surplus = \$10034 plus positives on operations expenditures which are currently +\$ 21577. (Under Budget) **(Total = \$31611 expected YE 2017 surplus)**

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**Common Area Expenses:**

**Positives on Expenses**

- Workmans Comp Insurance + \$2154 (under budget)
- Landscape Materials and Supplies + \$2983 (under budget)
- Tree Work + \$3808 (under budget)
- Landscape Maintenance & Enhancements +\$3135 (under budget)
- Electricity +\$1541 (under budget)
- Marketing +\$3805 (under budget)
- Real Estate Transaction Expense +\$1185 (under budget)

**Negatives on Expenses**

- Pool Materials and Labor: **(\$1198)** over budget

**Total Commonarea expenses were +\$5339for July 2017, and +\$21577YTD 2017. (Under budget)**

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**Deer Island Income:**

Deer Island has \$920 in doubtful account receivables.

**Deer Island Expenses:**

Deer Island expenses are (\$644)YTD 2017 (Over budget)...driven by increase in data usage incurred for the new gate technology. Projected budget surplus for Deer Island = **\$4547**

**Common Area Replacement Reserves:**

**\$58374 has been invested/expensed YTD, \$33782in Matthew storm clean up, \$11902 in clubhouse projects, \$10600 in Storm Water Ponds Silt Removal, \$1945 in Crab Dock Lighting, \$145 in concrete work.**

**\*\*HOA total Matthew storm cleanup costs 2016/2017 = \$93132 \*\***

**Deer Island Replacement Reserves:**

\$328(Gate repair) has been invested/expensed YTD

**Treasurer’s recommendations of projects coming out of reserve for Q3 & Q4 2017 are as follows:**

- Power wash Walks and Curbs
- Treat DeLa Gaye Dock
- Treat Cotton Island Dock
- Replace Main Gate Bearings
- Replace Clubhouse Hot water Heater
- DI Gate Painting
- DI Gate Bearing Replacement

**Income in Arrears:**

**Total Income \$ in arrears = (\$21988), of which (\$5037) is over 90 days old. \$15908 of the overdue debt is due to private lot clean up from Hurricane Matthew.**

(2) Properties are currently for sale by the HOA on the MLS system. (Lot 1-001, Lot 3-066)

(3) Properties are currently on the path to foreclosure. (3-009), (3-048),(3-057)

**MANAGEMENT REPORT**

According to Richard with Apex Electric the pathway lights at the De La Gaye community dock have been repaired.

Phillip Pinckney is to be here on Wednesday the 9<sup>th</sup> around mid-day.

Mike with MAJ said that he would be back at work this week and will have an updated proposal for the drainage problems. Mike said his people will remove the debris at the second intersection of Islands Avenue and Five Oaks, when they are back in I.O.B.

Robert has looked up two different Spalding portable basketball systems. They both have good reviews, they both have 54-inch backboards, they both have a base that you could put either sand or water in, both adjust from 7.5 feet to 10 feet. One has an acrylic backboard and cost \$502.44, the other has a glass backboard and cost \$690.00 both have free shipping. Assembly would be required however.

Carolina Sport Surfaces was down last week and painted the tennis court next to Jeff's shop with pickle ball lines.

Robert looked a dead tree and a leaning tree behind lot 16 Phase III. Based on a plat of the property, it is Robert's opinion that both trees are on common property.

Paul Tallmage has agreed to give us a price to remove the bushes and small trees in the detention pond between lots 102 and 103 Phase III and to bush hog/clean the common area that starts at De La Gaye and runs behind lots 34 thru 46 Phase III.

Any owner with a balance on their account was mailed a bill on 7/31/17.

Delinquent Procedure:

Seven (7) delinquency letters were written April 4, 2017 and mailed to past due owners

First week in May send delinquent owners to attorney for demand letters. Six (6) accounts were sent to the attorney for a demand letter on May 5, 2017.

First of June have attorney file liens on properties still delinquent. Two liens were filed. The lien for one has been satisfied/removed since the owner paid the fees in July. The HOA currently has one lien filed.

Management was in I.O.B. in July on the 6<sup>th</sup>, 18<sup>th</sup>, 24<sup>th</sup> and 27<sup>th</sup>.

2017 Closings

1.	1/9/17	Lot 4-026	Peitz/Keim	402 Islands Avenue
2.	1/6/17	Lot 2-099	Joseph Oden	293 DeLa Gaye
3.	1/31/17	Lot 4-014	Donald & Kathy Whitehead	40 Islands Avenue

4.	3/28/17	Lot 4-016	John Meewes	14 Islands Avenue
5.	5/09/17	Lot 3-056	Jeffery & Kimberly Cross	116 Palmetto Place
6.	5/10/17	Lot 2-015	Wally Beville	55 Anchorage Way
7.	5/10/17	Lot 2-016	Wally Beville	59 Anchorage Way
8.	6/5/17	Lot 2-013	Stephen & Paula Storey	47 Anchorage Way
9.	6/15/17	Lot 2-006	Elena Logan and Dana Briggs	19 Anchorage Way
10.	6/23/17	Lot 3-084	Gary and Virginia Morelli	325 De La Gaye Pt
11.	7/10/17	Lot 1-031	237 De La Gaye LLC (Lloyds)	237 De La Gaye Pt.

Pending Closings:

1.	doubtful	Lot 3-057	Helping Hands of America	118 Palmetto Place
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**ARB Report**

neighbor-to-neighbor disagreements.  
8-8-17 HOA Report

Current Construction: 6 residences.

Cotton Is. Olsen foundation is going in, Whitehead property cleared, Oberlander is on schedule.

Deer Is. Berry is on schedule, Urban siding is going on and is on schedule.

Mainland. Tunstall siding on, roof going on and is on schedule, Baxley is cancelled.

In ARB: 4 Residences.

Gardner (lot 67), Cross (lot 56), Storey (lot 13 DI), Tanenbaum (lot 37).

With Architects: 2 Residences.

Beville ((15/16 DI), R. Jones (lot 51).

**Other Comments:**

The Termini's (old Burdock house at corner of Islands Ave. and Five Oaks) have offered their basketball apparatus to the HOA to replace the existing one. I suggest that a Board member follow up with the Termini's.

The ARB's position re. Property Owner Applications is that the Application stands on its own merits. No neighbor input will be considered: that would constitute a potential conflict of interest. Also, the HOA, not the ARB, is the appropriate forum to adjudicate

*Marketing Committee*

July visits to our websites: gross visits = 1346. Net new visitors = 1115. These visits were up from June numbers.

- Sales leads were a total of (24). This is a substantial increase from June. All were assigned realtors and welcome packages were sent out.
- 20wooded interior building lots are for sale at a median price of \$20.K
- 10marsh front lots are for sale at a median price of \$99K.
- 2 waterfront lots are for sale at an average price of \$475K with a dock.
- 1 Lot sold in July...Lot 31, DeLa Gaye
- Total absorption rate for lots in IOB is about 1.8 years...indicating a buyers' market  
There are 3 homes for sale in IOB.

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Next direction for Marketing:

- The Display Screen at the Visitors Center has been replaced and is showing our IOB video on a loop. Trim work remains to be completed.

**Clubhouse committee**

Nothing to report

**Social committee**

Nothing to report

**UNFINISHED BUSINESS**

The green light was given for the clean out of retention ponds behind Hailston's and Santoro's houses. It was decided to have the pipe cut from behind McNeil's to Buescher's bush-hogged.

**NEW BUSINESS**

There was discussion about the issues of bush-hogging and deadfall clean up moving into the new year. This topic will be revisited at a later time.

**ADJOURNMENT**

The meeting was adjourned at 6:10 pm.

Respectfully submitted,  
David Stewart