



HOMEOWNERS ASSOCIATION
Board of Directors Meeting
September 8th, 2020
1:30 PM

CALL TO ORDER

George Smedley called the meeting to order at 1:54 PM. Board members present were: Eric, David, Vernita, and Alan. Others present were Fred Muller, David Jessumie, Kathy Whitehead and Robert Bundy of Bundy Appraisal & Management (BAM).

COMMUNITY COMMENTS

Mitch Mitchell gave a short report on the "south end project". He further indicated he was encountering what he considered an unusual number of objections.

PRESENTATION OF MINUTES –

The minutes for the August were accepted with minor edits to the management report.

Treasurer's Report September 2020

Positives on Income:

- Bad Debt Write Off +2670
- Fines +4000
- Kayak +1500

Negatives on Income:

- HOA Owned lots/Income Loss (7625)
- IOB Late Fees Income (3068)
- ARB Fees income (5500)

Common Area Expenses

Negatives on Expenses:

- IOB Equipment (2710)
- IOB Maintenance and Enhancements (4342)
- Cotton Island Bridge Insurance (3085)
- IOB Capital Fund Allocations (7954)
- Club house Operations and Maintenance (3331)
- IOB Pool Materials and Labor (2226)

- IOB Real Estate Transactions **(3200)**

Positives on Expenses:

ARB Professional Support +1423
IOB Landscape Materials and Supplies +2384
IOB Community Events +2435
IOB Marketing +7026

Deer Island Income:

On target for receipts of \$30,083

Deer Island Expenses:

Deer Island expenses are \$28,564YTD

Common Area Replacement Reserve: \$160,230/190,571 expensed YTD ...Expenditures over \$5,000:Main Entry Gate Kiosk (\$17,516), Power Wash Curbs (\$5,000), Tot Lot Equipment and Surface (\$45,869), Clubhouse windows and doors (\$13,715), Islands Avenue Landscaping (\$24,599), Clubhouse Expansion (\$6,373), IOB Reserve Storm Fund (\$7,100), DeLa Gaye Dock Water (\$6,141)

Deer Island Replacement Reserve: \$43,131/25,500 expensed YTD... Expenditures over \$5000: DI Street Island Landscaping (\$22,087), DI Gate Kiosk and Upgrade (12,386)

Treasurer's recommendations of projects coming out of reserve forQ4 2020 are as follows:

- **DeLa Gaye dock and Cotton Island dock treatment**
- **Well installation for irrigationin the park**
- **DeLa Gaye French Drain Installation**

Receivables- Receivables over 90 days old \$8,060

One property is on the path to foreclosure.

ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

PO BOX 1225
BEAUFORT, S. C. 29901
September 8, 2020
Management Report

Management was in I.O.B. in August on the 3rd, 10th and 18th.

Paul has put the swale in on Lot 9 on Cotton Island, the owner was notified and sent pictures.

According to Ms. Spade with the City the request to abandon the interior lot lines at Belle Grove Park, has been approved and forwarded to the County GIS department.

Southern is to remove the leaning pine tree on lot 1-014 aka 214 De La Gaye, on September 3rd. George reported that it has been removed.

Southern is to trim the hardwood leaning out over De La Gaye at lot 3-074 aka 340 De La Gaye on September 15th.

Southern removed the leaning hardwood on lot 3-036 aka 264 De La Gaye on September 1st, the fee has been added to the owners account.

Southern is to remove the pine tree on lot 3-069 aka 320 De La Gaye behind 103 Palmetto Place, on September 23rd.

The owner of lot 3-058 aka 120 Palmetto Place was sent an email and letter asking them to remove the dead hardwood at the back-left corner of their lot by September 19th.

The owners of lot 3-031 aka 244 De La Gaye were sent an email asking them to remove down trees from their lot within 30 days of September 4th. Mr. Feldman sent an email asking if the tree removal could be incorporated into the annual lot clean-up.

The owners of lot 3-066 aka 105 Palmetto Place were sent an email asking them to remove a downed tree from their lot within 30 days of September 4th.

The owners of lot 1-018 aka 232 De La Gaye were sent an email asking them to remove a downed tree from their lot within 30 days of September 4th.

BJWSA was asked to remove the second meter at 101 Five Oaks Circle.

Spectrum informed Robert that the Cotton Island dock sign was installed on September 2nd and that Richard's (Hopi) had installed the electrical components on the back of the sign. Robert confirmed that the sign has been installed.

Chris with Cornerstone sent in his signed W-9 and certificate of insurance, management has advanced the required deposit, he stated that he would have the cleaning and treatment done the week of the 7th of September.

Custom Security quoted \$95.00 an hour with a minimum of 0.5 hour changing all gate codes, management has sent an email to Custom on approving the quote.

MAJ was sent an email inquiring as to when they may start the French drain across from the Deer Island gate. As of the typing of this report MAJ has not responded.

John Ferreri with Dominion has removed 4 lights from the HOA account.

Robert sent an email to BJWSA requesting that they inspect the hole next to the sidewalk just past 305 Islands Avenue. As of the typing of this report BJWSA has not responded.

The transfer of the irrigation meter bill on Steve Storey lot did not take place as promised. Robert has spoken and has emails from Linda Tillery and Mandy Anderson, that the transfer has now taken place and that Mr. Storey will be given credit for \$391.37 and bill the association.

Management has sent three emails and placed two phone call to PLB Construction regarding the sidewalk section in front of 112 Five Oaks Circle. As of the typing of this report they have not gotten back with me.

Management sent out 64 annual lot clean-up letters and emails.

From Donna’s email of August 17th that was forwarded to the Board, management assumes that the new codes are in place and that they will be activated when the Board is ready. A phone call has been placed to Donna to confirm this.

There are 12 owners on the Delinquency list as of 9/7/20. 4 owners are on payment plans. 1 owner owes for fines. 1 owner owes for a tree removal. 2 owners owe for gate remotes. 3 owners owe for Kayak Storage Annual renewals. 1 owner owes for legal fees.

The financials were email to all board members September 4, 2020.

Bills were mailed to all owners with a balance on September 1, 2020.

2020 Closings:

1. 3-030	240 De La Gaye	Adam Sean Ledford	1/15/20-lot
2. 3-094	503 Plough Point	Susan Maynard	2/27/20-house
3. 3-110	249 De La Gaye	Karen Bradley & Jim Pettigrew	3/2/20-lot
4. 1-008	137 Five Oaks	Bay Street Developer	3/4/20-lot
5. 4-015	3 Island Circle	Alex P & Tamara K Kent	3/11/20-lot
6. 3-072	332 De La Gaye	Paula Curtis & M. E. Coates	3/27/20-lot
7. 3-012	412 Battery Chase	IOBHOA	3/27/20-lot
8. 4-016	4 Islands Ave	Alex P & Tamara K Kent	4/3/20-lot
9. 3-026	405 Battery Chase	Raymond & Jessica Bonds	5/6/20-house
10. 3-084	325 De La Gaye	Jon & Jackie Pond	6/3/20-lot
11. 3-050	104 Palmetto Place	Shawn Keen	6/30/20-lot
12. 2-024&2-025	28 Anchorage Way	William & Julie Quarles	7/30/20-house &
lot			
13. 4-007&4-008	104 Sunset Court	John & Cameron Staiger	7/31/20-house &
lot			
14. 3-063	111 Palmetto Place	Marvin Ingle & Cameron Thomsen	8/3/20-lot
15. 3-012	301 Islands Ave	Joshua & Meredith Rhoden	8/10/20-lot

Pending Closings:

1. 4-001	101 Sunset Court	Oberlanders are selling.Delayed	9/??/20-house
2. 3-041	284 De La Gaye	Thompsons are selling	9/11/20-house
3. 3-077	353 De La Gaye	Gies are selling	9/9/20-house
4. 1-017	228 De La Gaye	Bergerons are selling	9/18/20-lot

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Receivables - Receivables over 90 days old \$12,241.0Three (3) properties are on the path to foreclosure

ARB Report

8-11-20 ARB Report to HOA

The Henry residence on Plough Point received its C of O.

Beville on Deer Is, Brandt and Watson on Dela Gaye are due to complete in the next few months.

Construction on the Dominic residence on Dela Gaye is continuing.

Lot clearing for Briggs on Deer Is. has begun.

The foundation for Kent on Cotton Is. is poured.

The Baxley residence on Deer Is. is scheduled for Preliminary ARB Review at its August 17th meeting.

With the Henry residence complete, there are now 81 completed residences, 6 under construction, and 1 in ARB review.

Several residences that had been in ARB review have either been canceled or postponed because of the economics surrounding the Covid pandemic.

Kathleen Duncan, the ARB landscape consultant, has reviewed and approved the landscaping plans for Beville, Brandt, and Watson.

Marketing Committee

August visits to our websites: gross visits = 1395. Net new visitors = 1197. Gross visits were about a 1% increase to July numbers. Net new visits were a 1% increase.

Sales leads were a total of (15). All were assigned realtor and a welcome package was sent out to each.

- 16 wooded interior building lots are for sale at a median price of \$20K
- 11 marsh front lots are for sale at a median price of \$82K.
- 1 home is for sale
- 4 homes are under contract as of end of August
- 1 lot went under contract in August
- 1 lot sold in July
- Total absorption rate for lots in IOB is about 1.2 years...indicating a buyers' market

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The Marketing Committee activities:

- A professional photographer will be used soon to provide some fresh IOB pictures
- Marketing Committee worked out a Discovery Package with The Rhett House, a B&B in downtown Beaufort on a Discovery Package for IOB.
- The committee is getting ready to launch the sales lead program for 2020
- The Three Palm Symbol will have its Trademark protection reestablished

Clubhouse Committee.

Grounds and Landscaping

The first meeting of the new G & L committee took place with Cathy Whitehouse chairing and 8 members in attendance. The first things on their agenda are the bush-hogging protocol, playground plantings and various landscaping projects.

Social Committee

Due to the Covid-19, all activities formerly planned by the social committee are canceled for the near future.

UNFINISHED BUSINESS

A new set of gate access codes will begin to be issued and instituted in the near future.

A leak has been noticed in the Beaufort-Jasper water line to the Storey house. It's likely that this was a result of the work on irrigating the new plantings on the traffic island; it will be repaired shortly.

NEW BUSINESS

SPECIAL PROJECTS

New plants have been ordered to replace some of the evergreens on islands ave which didn't survive. This project completed by The Greenery included a guarantee so the replacements were covered. .

ADJOURNMENT

The meeting was adjourned at 3:13 pm.

Respectfully submitted,
David Stewart