



HOMEOWNERS ASSOCIATION  
Board of Directors Meeting  
10/13/2020 BOD Meeting  
1:30 pm

**CALL TO ORDER**

George Smedley called the meeting to order at 1:33 PM. Board members present were: Eric, David, Vernita, and Alan. Others present were Fred Muller, Kathy Whitehead, Robbie Smith and Robert Bundy of Bundy Appraisal & Management (BAM).

**COMMUNITY COMMENTS**

Robbie Smith made a presentation to the board regarding our continuing deer population problem. His input included the costs of and fencing requirements if that was our ultimate choice. He also outlined the DNR requirements and costs were we to choose fertility interruption or culling the here. The issue will be taken under advisement and discussed further at a later date. Many thanks to Robbie for his knowledgeable input on this problem.

Kathy Whitehead brought the question of family and guests taking advantage of the pickle ball courts. She also brought the possibility of a pickle ball league in the area which would bring many non-IOB players into our community over time. The issue will be discussed at a later date once covid19 restrictions can be lifted in the clubhouse.

**PRESENTATION OF MINUTES –**

The minutes for the September meeting were accepted with the caveat that 2 edits George mentioned will be made before the minutes go up on the website.

**TREASURERS REPORT**

**IOB 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)

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**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

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**Deer Island Income:**

On target for receipts of \$30,083

**Deer Island Expenses:**

Deer Island expenses are \$28,564YTD

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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 irrigation in 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

October 13, 2020

### **Management Report**

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Management was in I.O.B. in September on the 2<sup>nd</sup>, 11<sup>th</sup> and 29<sup>th</sup>.

Management received the approved request to abandon the interior lot lines at Belle Grove Park for the City. The plat was taken to the County Register of Deeds Office and recorded in Plat Book 154 at Page 194. Robert spoke to a lady in the Assessor's Office who stated that they will pickup the information from the plat and make the changes in the tax record.

Southern is to remove the dead hardwood on 120 Palmetto Place aka Lot 3-058 on November the 25<sup>th</sup>. It has been confirmed by David Gasque that the dead tree is on Lot 3-058.

Southern has trimmed the hardwood leaning out over De La Gaye at lot 3-074 aka 340 De La Gaye.

Southern did remove the pine tree on lot 3-069 aka 320 De La Gaye behind 103 Palmetto Place. The fee has been added to the owner's account.

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 4<sup>th</sup>. The owner Mr. Feldman sent an email asking if the tree removal could be incorporated into the annual lot clean-up. His request was approved, he is aware that there is one large tree that is down that will have to be removed separately.

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 4<sup>th</sup>. The tree has not been removed as of 10-12-2020. They were also sent a lot clean up letter on September 4<sup>th</sup>.

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 4<sup>th</sup>. The tree is gone and it appears the lot has been bush hogged as of 10-12-2020.

The owners of lot 3-033 aka 252 De La Gaye were sent photos of a broken tree on October 10, 2020. The tree must be removed by 11-10-20.

The owner of lot 3-002 was sent an email and letter regarding a large down tree on his lot. He has had it removed.

Spectrum was awarded the contract to bill and install a sign for Belle Grove Park, the sign will be the same design as the Cotton Island Community Dock sign. Spectrum was also awarded a contract to build three smaller signs. Two for the tree island at the North end of Deer Island and one to go on De La Gaye, Leon will be installing these signs. Spectrum repaired the damaged street sign at the corner of Islands Ave. and De La Gaye near the club house. The post was moved away from the curb, in hopes that in the future large trucks will not be hitting the street name blades.

Chris with Cornerstone was sent an email inquiring as to when he will be finished with the cleaning and treating of the two community docks. Chris replied that the deck on Cotton Island has been sealed, the handrails are left to be finished. The mainland dock has been washed; it needs staining. He hopes to be finished by this Saturday or next Monday.

Custom Security was given the go ahead on changing all gate codes. Originally management had hoped to send out the new codes and make the switch on November 1, this may be delayed.

MAJ was sent an email inquiring as to when they may start the French drain across from the Deer Island gate. Mike responded on September 24<sup>th</sup> about a week out. On 10-12-20 it appears that the area has been marked with flags.

The transfer of the irrigation meter bill on Steve Storey lot has happened and the Association was charged for the water used prior to the switch over. Management checked with Mr. Storey to see if he did receive credit, he replied that he had been given credit by BJSWA.

Management sent to Assessor's Office a request to have the Belle Grove Park lots and the community lot on Cotton Island next to the dock, be given the Homeowners Association Special Valuation. Management received an email telling us the application had been approved.

As of 10-13-2020 we have had ten (10) owners reply regarding lot clean up. We have received payment from three (3) of them already.

There are 7 owners on the Delinquency list as of 10/12/20. 4 owners are on payment plans. 1 owner owes for fines. 2 owner owes for a tree removal.

The financials were email to all board members October 3, 2020.

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

ANNUAL MEETING PROXIES-At this time 101 proxies have been received. 95 are needed for a quorum.

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 lot	28 Anchorage Way	William & Julie Quarles	7/30/20-house &
13. 4-007&4-008 lot	104 Sunset Court	John & Cameron Staiger	7/31/20-house &
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
16. 4-001	101 Sunset Ct	Timothy & Sharon Condon	9/4/20-house
17. 3-077	353 De La Gaye	Bruce & Luanne Bytwerk	9/9/20-house
18. 1-017	228 De La Gaye	Kenneth Babb	9/17/20-lot
19. 3-041	284 De La Gaye	Carlo & Wendy Treves	9/18/20-house
20. 3-035	260 De La Gaye	Fred White	10/6/20-lot

Pending Closings:

1. 4-004	107 Sunset Court	Bryans are selling	10/16/20-house
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**ARB Report**

10-13-20 ARB Report to HOA

The Brandt residence on Dela Gaye has a temporary C of O and the Brandt’s have moved in. The Watson residence on Dela Gaye should have a C of O by early November. The Beville residence on Deer Is. is on schedule to complete by late November. The Briggs residence on Deer Island is on schedule, with the foundation nearly complete. The Baxley residence on Deer Is. has received final ARB approval with construction to start early in December. The Kent residence on Cotton Is. is on schedule, with framing nearing completion. Progress on the Dominic residence on Dela Gaye is continuing.

The Pettigrew residence on lot 110 is in Conceptual review by the ARB. The purchase of lot 32 on Dela Gaye by the Rinauro family is pending based on architectural and builder approvals by the ARB.

The ARB will be presenting a revision to the current ARB Guidelines to the BOD reflecting changes to the Grading, Landscape, Fee Structure and other items to be effective January 1, 2021. Eric suggested that utility locations need to be discussed as part of the ARB function.

*Marketing Committee*

September visits to our websites: gross visits = 1197. Net new visitors = 986. Gross visits were about a 17% decrease to August numbers. Net new visits were a 17% decrease. Sales leads were a total of (12). All were assigned a realtor and a welcome package was sent out to each.

- 15 wooded interior building lots are for sale at a median price of \$18.5K
- 13 marsh front lots are for sale at a median price of \$79K.
- 1 Deep Water Lot is for sale at \$450K
- 1 Lot went under contract in September
- 1 home went under contract in September
- 2 homes are for sale
- 3 homes sold in September
- 1 lot sold in September
- 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 Three Palm Symbol will have its Trademark protection reestablished

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**Clubhouse Committee.**

**Grounds and Landscaping**

Grounds and Landscape Committee Report to IOB Board  
 October 13, 2020

The Grounds and Landscape Committee has held its second meeting on September 30. All 7 Committee members attended, along with Eric Powell, Board Liaison to the Committee. Current members are Sheryl Dominic, Kat Klingler, Tom Kucharchik, Jimmy McNeil, Marc Minetti, David Papp and Kathy Whitehead (chair).

At the meeting:

- Eric reviewed the Belle Grove Park landscape and parking plan with the Committee.
- Kathy noted landscape-related activities completed included pruning of Islands Avenue palms; trimming of plants intruding on sidewalks; installing of Cotton Island dock pathway and sign; repairing street lamp on Cotton Island; replacing solar lighting illuminating live oak in Islands Avenue street island near Battery Chase; and obtaining street light maps from Dominion via Bundy.
- Committee reviewed activities scheduled for upcoming months, including the modest expansion of the playground, bush hogging on graded vacant lots plus Common Areas including Belle Grove Park (Nov-Jan); ongoing removal of dead trees; grinding/mulching of old playground area; and planning and installing of landscaping near the Deer Island kiosk (Alan Dechovitz leading).
- Eric provided the Committee with background on the planting of the palms along Islands Ave, near the Clubhouse, and in the Battery Creek view easement between the Bowies' and the Watsons' homes, all of which occurred about 10 years ago.
- Eric reported that Robert Bundy is tackling the issue of Century Link orange cable along the palms on Islands Avenue.
- Marc Minetti provided a handout and presentation regarding various types of mulch, pros and cons, and when to apply them. After discussion, the Committee decided to try pine bark mulch in the smaller nugget size in areas around the front entrance. Eric has tried it in his yard and thinks it has worked well and is easy to install. Eric will ask Jeff for his thoughts about whether we should install metal banding to retain the mulch.
- Tom volunteered to develop a landscape (and possible low-lighting) plan for the new Cotton Island dock sign, where the existing plants are dying and/or overgrown.
- The Committee brainstormed ideas for improving communications within IOB regarding grounds and landscaping issues including contributing a column to the existing bi-monthly newsletter that is placed in residents' mailboxes (David Papp volunteered to distribute the newsletters); suggest that the newsletter also be posted on the IOB website. One of the IOB's email lists could be used to notify folks that the newsletter has been posted and provide a link to the website.
- Committee members each ranked their top 5 priorities for the Committee to focus on during the next few months. The results of the voting appear below:

Ranking	Project
1 - tie	Front Entrance plantings
1 - tie	Tree management
2	Sidewalk leveling and sodding eroded areas
3	Pathway improvements
4	Islands Ave-School Property border clean-up/view improvement
5	Dog fennel management to reduce bush hogging requirements
6	Street Lighting review (locations, pruning overgrowth)

Tree health training was held on Oct 5 for 4 committee volunteers and George Smedley. Arborist Michael Murphy conducted the training through a walking field trip in IOB.

Alan brought several other issues; the first being several trees around the cotton island bridge that need attention. Additionally he was looking to feed a live oak just east of Minetti. He also mentioned there is however at least one arborist who questions the value of this procedure.

### **Social Committee**

George has arranged an hour of music and song 11/17 5:00 – 6:00 around the pool; bring your own beverages and always no glass allowed.

### **UNFINISHED BUSINESS**

Alan suggested bush hogging the land behind Jeff's storage shed and the basketball court. This would allow us to better judge this ground's appropriateness for a new gym. Fully clearing this area would likely cost \$3 - \$4,000

### **NEW BUSINESS**

Some plantings are anticipated to shield the pump Station on the south side of the deer island gate.

Kathy Whitehead was involved in discussions regarding expanding the tot lot to include pre teen equipment. This could require \$7 - \$11,000 and it was decided to table the issue to a later time.

Halloween will be ok as long as held outdoors and includes masks and social distancing.

### **SPECIAL PROJECTS**

### **ADJOURNMENT**

The meeting was adjourned at 4:02 pm.

Respectfully submitted,  
David Stewart