



HOMEOWNERS ASSOCIATION
Board of Directors Meeting
11/10/2020
1:32PM

CALL TO ORDER

Present were President George, Vernita, Alan, Eric, Dave, Fred, Jimmy, Kathy W. and Robert Bundy from BAM. Meeting was called to order at 1:32 PM.

COMMUNITY COMMENTS

I brought the current plan about "safety inside the gates" to the table. The board agreed that officially completing the relationship with the Beaufort police department was the best way to start the process. I will reach out to contact person in the department. There were additionally some Deer Island issues brought to the table.

PRESENTATION OF MINUTES – The minutes of the October meeting were approved as edited.

IOB Treasurer's Report October 2020

Positives on Income:

- Bad Debt Write Off +2670
- Fines +4500
- Kayak +1500

Negatives on Income:

- HOA Owned lots/Income Loss (7625)
- IOB Late Fees Income (2979)
- ARB Fees income (4500)

Common Area Expenses

Negatives on Expenses:

- IOB Equipment (2644)
- IOB Maintenance and Enhancements (6678)
- Cotton Island Bridge Insurance (3085)
- IOB Capital Fund Allocations (7152)
- Club house Operations and Maintenance (3398)
- IOB Pool Materials and Labor (3897)
- IOB Real Estate Transactions (3200)

Positives on Expenses:

ARB Professional Support +1231
IOB Landscape Materials and Supplies +1418
IOB Tree Work +1195
IOB Annual Dinner Expense +6180
IOB Community Events +2310
IOB Marketing +7634

Deer Island Income:

On target for receipts of \$30,083

Deer Island Expenses:

Deer Island expenses are \$28,781YTD

Common Area Replacement Reserve: \$173,482/190,571 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 (\$24,716), Clubhouse Expansion (\$11,953), IOB Reserve Storm Fund (\$7,100), Street Signage-Refurbish (\$6,512), De La Gaye Dock Water (\$6,141)

Deer Island Replacement Reserve: \$46,639/25,500 expensed YTD... Expenditures over \$5000: DI Street Island Landscaping (\$22,595), 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- Complete
- Well installation for irrigation in the park
- DeLa Gaye French Drain Installation

Receivables- Receivables over 90 days old \$8,160

One property is on the path to foreclosure.

ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

PO BOX 1225
BEAUFORT, S. C. 29901
November 10, 2020
Management Report

Management was in I.O.B. in October on the 2nd, 12th and 19th.

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

Southern is removed the dead pine to the left of 406 Islands Avenue on 11-16-2020, the tree is on common property in front of 408 Islands Avenue aka lot 4-024.

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

The owners of lot 3-033 aka 252 De La Gaye were sent photos of a broken tree on October 10, 2020. Must be removed by 11-10-20. As of today, the tree has not been removed.

Spectrum completed the three small signs; they were picked up and delivered to Leon who has installed them. Spectrum stated that they hope to have the Belle Grove Park sign, installed before the 18th. The post for the sign required additional drying before they could be painted.

Chris with Cornerstone has completed the cleaning and staining of the two community docks.

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 has been delayed.

MAJ was sent an email inquiring as to when they may start the French drain across from the Deer Island gate. Mike responded that he would start on it the week of the 2nd, as of 11-6-2020 he has not started.

Gasque and Associates were asked to do an elevation certificate on the Club House and to mark the critical line of the community property between the School Board property and the Cotton Island Bridge.

As of 11-09-2020 eighteen (18) owners either replies regarding lot clean up or had them cleaned. We have received payment from five (5) of them already.

There are 7 owners on the Delinquency list as of 11/10/20. 3 owners are on payment plans. 1 owner owes for fines. 1 owner owes for a tree removal. 1 owner owes for a gate remote and 1 owner owes legal fees.

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

Bills were mailed to all owners with a balance on November 3, 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	IOBHQA	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 &
13.	4-007&4-008	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			
2.	1-018	232 De La Gaye	Wagners are selling	10/30/20-
	lot			
3.	3-064	109 Palmetto Place	Stevensons are selling	11/20/20-
	lot			

11-10-20 ARB report to HOA

Currently, the Beville and Briggs residences on Deer Island are on schedule, and the Baxley residence on Deer Is. is scheduled to start late December or early next year.

The Watson residence on Dela Gaye will have a c of o by the end of November. The Dominic residence on Dela Gaye is progressing.

The Kent residence on Cotton Island is on schedule.

The Bradley-Pettigrew residence on Dela Gaye will have its Final ARB Review at the ARB Meeting on November 16.

The ARB has completed its draft for the updating of the "Guidelines for Construction", which is being reviewed by the ARB Liaison, and will be published January 1, 2021.

The ARB reviewed and approved the lawn statuary for 14 residences per the Guideline requirements.

The ARB Administrator spent several hours with a couple from North Carolina reviewing property options and building guidelines to assist in their decision to build at IOB. The couple continues to explore their options.

Marketing Committee

October visits to our websites: gross visits = 1052. Net new visitors = 903. Gross visits were about a 12% decrease to September numbers. Net new visits were a 9 % decrease Sales leads were a total of (9). All were assigned realtor and a welcome package was sent out to each.

- 13 wooded interior building lots are for sale at a median price of \$15 K
- 14 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 October
- 2 homes went under contract in October
- 1 home is for sale
- 1 lot sold in October
- 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

Clubhouse committee – Holiday garlands and wreaths were discussed as to who, what, where and when. Small group meetings to discuss clubhouse expansion and all the projects associated with it will begin in early to mid December.

Grounds and Landscaping

A new budget will be created for the committee early in the New Year. Eric intends to see that walking path between de la Gaye and the pipe cut gets proper maintenance before spring.

Lot 4-006 and 3-006 both; need bush hogging. In addition lot 1-31 and 1-014 both; require some tree work. A discussion took place regarding the wisdom of creating an ongoing maintenance list of upgrades and cleanup?

We have to work out something with the school board to get a proper fire break between us and their property. We might have to get the fire chief involved to determine risk level and the area of separation required.

The French drain across from the deer island gate was discussed from the standpoint of truck traffic to deer. The trucks constitute a danger when they are making a wide swing and go atop the drain. We will have to find a way to prevent this.

There were also discussions addressing the problem of the large vines which ultimately endanger the trees they climb. Should we buy additional equipment for the tot lot with focus of the older kids?

Social Committee – Nothing to report

UNFINISHED BUSINESS

There is some survey work being done in the area behind Jeff G. equipment shed and the basketball court. The survey stakes were incorrectly located so Qasque will return to set the stakes on the critical line. This will allow bush- hogging and pruning to progress.

Special Projects

There are going to relocate 2 palms on the Deer Island end of the bridge in order to screen the pump station. Alan also reported that Kathleen Duncan is preparing a bid package for the Deer Island gate landscape project.

NEW BUSINESS

ADJOURNMENT

The meeting was adjourned at 3:14 pm.

Respectfully submitted,
David Stewart