



HOMEOWNERS ASSOCIATION
Board of Directors Meeting
February 9, 2021

CALL TO ORDER

George Smedley called the meeting to order at 1:30 pm. Board members present were Eric Powell, David Stewart and Jimmy McNeil. Also present were Fred Mueller, Robert Bundy and Kathy Whitehead.

COMMUNITY COMMENTS

None were heard.

PRESENTATION OF MINUTES – February 9th, 2020

It was moved, seconded and passed to accept the minutes as edited.

IOB Treasurer's Report IOB Treasurer's Report January 2021

Positives on Income:

- | | |
|----------------------|---------|
| • Bad Debt Write Off | +\$2986 |
| • Fines | +\$2900 |

Negatives on Income:

- | | |
|------------------------|------------|
| • IOB Late Fees Income | \$ (2,502) |
| • ARB Fees income | \$ (3,750) |

Common Area Expenses

Negatives on Expenses:

- | | |
|--------------------------------|-----------|
| • IOB Real Estate Transactions | \$ (2880) |
| • Marketing | \$ (3020) |

Positives on Expenses:

Maintenance and Enhancements	+\$1104
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Deer Island Income:

On target for receipts of	\$30,102
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Deer Island Expenses:

Deer Island expenses are	\$430YTD
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Common Area Replacement Reserve: \$9485 / \$216669 expensed YTD.

Expenditures over 5,000:

- Islands Ave.- DeLa Gaye Repair & Seal - \$5200

Deer Island Replacement Reserve: \$3098/\$27202 expensed YTD.

Expenditures over 5,000:

- None Notable

Treasurer's recommendations of projects coming out of reserve for Q1 2021 are as follows:

- Islands Ave. & DeLa Gaye Street Repair & Seal
- CI and DI Bridge Repair and Sealing
- Front Gate Area Painting

Receivables

Receivables over 90 days old \$9219

One property is on the path to foreclosure.

Management Report

ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

PO BOX 1225
BEAUFORT, S. C. 29901
February 9, 2021
Management Report

Management was in I.O.B. in January on the 5th, 12th, 18th, 25th and 26th.

Southern Asphalt Maintenance completed the repairs on De La Gaye, Islands Avenue and Five Oaks Circle. Sealing of Islands Avenue and De La Gaye will take place as warmer weather returns.

The owner of lot 1-014 aka 214 De La Gaye was sent a letter and photo on December 11, 2020 requesting that they have the dead tree removed within 30 days. After not receiving a reply the Board approved having the tree removed by Southern Tree. Removal of the tree is scheduled for February 24th.

The owner of lot 3-032 aka 248 De La Gaye was sent an email asking him to have two dead pine trees removed. He was also sent photos and a quote from Southern Tree. Management received an email from him that was sent to Southern authorization them to remove the two dead pine trees. The trees have been removed.

A request for a quote to remove and grind the stumps of two dead pine trees in the tree island at the end of Sunset Court was requested from Southern Tree. This was received and approved, the trees were removed and the stumps ground on February 3rd.

There is still no additional request for bids to install the connector street and parking at Belle Grove Park.

The well and electrical work at Belle Grove Park has been completed.

George and management had a phone call with Custom Security regarding the changed all gate codes. As of now all new owner codes and codes requested by owners for their vendors are supposed to be in. Management is in the process of notifying other vendors their new codes.

Eagle Electric replaced the two tennis court lights that were out.

Whitmore Plumbing jetted the connection pipe from the small catch basin in front of lot 14-15 phase one into the large catch basin in front of lot 14 phone, in an attempt to get the water flowing. This was not successful; Whitmore believes there is a dip in the pipe which is stopping the water from flowing. MAJ has promised to look at the situation this week to determine what is the cause and best solution to solve the problem.

The caps on the post at the Deer Island Gate are rusting and need replacement. Custom Security suggested either going back with metal or replacing with plastic. Does the Board have a preference?

The 2021 assessments are being received almost daily. \$250 late fees will go on accounts on March 2, 2021.

The financials were email to all board members February 5, 2021.

Bills were mailed to all owners with a balance on February 1, 2021.

2021 Closings:

1. Lot 2-019 48 Anchorage Way Dennis & Sylvia Sanchez 2/5/21 From Weber

Pending Closings:

none

COMMITTEE REPORTS

ARB Report

2-9-21 ARB Report to HOA

The current pace of construction appears on schedule. The Briggs residence on Deer Island is due to be sided, painted, and roofed in the next month, and the Kent residence on Cotton Is. is insulated and sheet rock is going up. The exception is the residence at 257 Dela Gaye, which is behind the schedule agreed to by the owner and the BOD.

The Baxley residence on Deer Island is being marked out for tree removal, with foundation to follow in March.

The Archie Brown residence on Dela Gaye (next door to the Santoro's) is in Conceptual Review with the ARB.

The Bradley-Pettigrew Residence on Dela Gaye is scheduled to begin construction in April.

The ARB anticipates the Gardner residence on Dela Gaye to complete its Final application shortly and the Sanchez and Fabbrini residences on Anchorage Way to submit a Conceptual application within the next few months. The Jones residence on Palmetto Place is with architects.

So it appears that 2021 will have at least 10 residences under construction, with 3 to be completed by year's end.

The ARB Administrator has also fielded inquiries from several folks interested in IOB, and I expect that there will be a commitment to buy property and build from at least some of them.

The ARB Administrator has also received inquiries from people wanting either to be self builders or have relatives build for them. The BOD Moratorium Directive regarding new builders has been successful in addressing this situation.

The updated (1-1-21) Guidelines has been circulated to the IOB group of builders and IOB's key architects

Clubhouse Committee

The new guidelines and restrictions for spring & summer 2021 will be discussed in the near term so they can be ready to present to the community.

Grounds and Landscaping

Committee: Board—February 9, 2021

Since the IOB Board's last meeting, the Grounds and Landscape Committee has met twice: January 19 and February 4th. At the two meetings the committee:

- Reviewed and updated landscape-related items on the HOA master maintenance list.
- Discussed brief report provided by Clemson extension agent Laura Lee Rose following her Jan 14 consultation, confirming that the biggest part of the problem on Lot 6 appears to be the high water table and flooding, with beetle damage being secondary (opportunistic attack on weakened trees). She provided the committee with a list of deer-resistant plants and salt-resistant plants and suggested planting native shrubs and trees especially pollinator shrub species. The two pines in the Sunset Ct street island were removed Feb 3.
- Reviewed progress during vine-cutting workdays on Jan 16 and 17. Another workday is scheduled for Feb 8.
- Noted that the 7 large yaupons between tennis courts and pool have been cut down (and will be treated to prevent regrowth) since berries were dropping onto and staining tennis courts. The yaupons had outgrown their ability to provide screening. The Podocarpus in that area will be pruned less frequently and permitted to grow taller to act as a better screen. A windscreen could be proposed if more visual screening is needed.
- Scheduled a Committee workday for the weekend of March 13-14 to prune (under Tom Kucharchik's guidance) the overgrown oleanders at the IOB front entrance, along the white fence.
- Noted that wood edging has been renewed/replaced on the pathways to CI Community Dock and Dela Gaye Pt toward Clubhouse. Mulching will follow.
- Made plans and reviewed a draft quarterly newsletter from the Committee to residents. First issue planned for around March 1 (mid-way between IOB quarterly newsletters).
- Discussed 2021 budget for landscape-related items and clarified the coordination process among the HOA Board, Bundy, Jeff Gresham and the Committee.

- Developed strategies to control invasive species, particularly Chinese Tallow Trees.
 - Eric asked Kathy to contact Southern Tree to determine if they provide services to cut, remove, and treat with herbicide the remaining stumps for larger Chinese Tallows on IOB property. Kathy obtained George's authorization to include in Southern Tree's proposal approximately 42 large Chinese Tallows and about 20-25 saplings of native species that are growing inside detention ponds. Following an onsite tour of the larger Chinese Tallows and ponds, Southern Tree provided the Committee with a proposal totaling \$5,325 to remove from IOB and treat with Garlon 4 herbicide the stumps of the 65 trees identified for removal. Committee recommended to the Board that this proposal be accepted ASAP so removal can hopefully begin in early March prior to tree flowering/seed dispersal.
 - Smaller Chinese Tallows around IOB that are marked will be removed and/or treated by Jeff Gresham (and/or Committee, depending upon herbicide classification selected).
 - The area west of the old playground (and south toward the marsh, to the 30' setback from the OMNR critical line) was excluded from the Committee's plans and from Southern Tree's proposal since this area, which contains a multitude of Chinese Tallow Trees as well as other species, is expected to be masticated by Oliver for future recreational use by IOB residents. Mastication will need to be followed up with ongoing targeted herbicide treatment to control anticipated regrowth of the Tallow Trees.
 - Kathy reported to the Committee on her conversations with 3 persons at Dataw Island regarding their past and evolving strategies for controlling Chinese Tallow Trees on HOA Common Property and on private property owners' lots.
- Discussed whether to bush hog IOB easements leading to retention/detention ponds (between lots 83/84; 90/91; 79/80). Committee recommends to the Board that these areas be left as natural screening for the ponds, with some limited ongoing maintenance to remove fallen branches, overcrowding, and any invasive species.
- Reported on the completion of the plantings at the Deer Island kiosk (Alan Dechovitz leading).
- For special projects such as Belle Grove Park, discussed value that could be added by consultation with the Committee and Jeff Gresham regarding plant selection, placement, and maintenance needs.
- Established regular Committee meeting date/time as first Thursday of each month from 3:00 to 4:30 pm.; Bundy has added the monthly meetings to the IOB online calendar.

Marketing Committee

January visits to our websites: gross visits = 1207. Net new visitors = 1003. Gross visits were about a 22% increase to December numbers. Net new visits were a 28% increase.

Sales leads were a total of (20). All were assigned a realtor and a welcome package was sent out to each.

- 14 wooded interior building lots are for sale at a median price of \$16K
- 12 marsh front lots are for sale at a median price of \$79.5K.
- 2 homes are for sale
- 1 marsh front lot went under contract in January.
- Total absorption rate for lots in IOB is about 10 months...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; we have put all three trademarks on a 10 year management program through our trademark attorney.

Social Committee

There was nothing new to report.

UNFINISHED BUSINESS

The parking lot in Belle Grove might in the end be done in natural materials; such as crushed stone with brick aprons.

The first 2 focus groups regarding the clubhouse upgrade will be held in February; with follow-up groups in March and beyond.

The old maintenance list applying to grounds, landscaping, buildings, bridges, docks, etc is going to be updated on a continuous basis

NEW BUSINESS

The bridges are going to have a relatively small group of wear boards replaced this year. The community will be made aware of when the project will commence and it shouldn't be too intrusive for the islands.

Jimmy McNeil presented the results of his "gym equipment survey". It was very nice work and will be helpful as we move forward in deciding what shape the new gym area will occupy.

Adjourned at 3:19

Respectfully submitted,
David Stewart