



HOMEOWNER ASSOCIATION  
3/9/2021  
Board of Directors Meeting  
1:30 PM

**CALL TO ORDER** – George called the meeting to order @ 1:33. In attendance were Alan, Eric, Jimmy, Fred, Kathy Whitehead, Robert Bundy and Dave S.

**COMMUNITY COMMENTS** – Eric indicated that the drone reported by the Basilones was being flown by him to scope out work being done in the common area adjacent to the Tennis Courts.

**Approval of the minutes**– It was moved, seconded and approved to accept the minutes as presented.

### **IOB Treasurer’s Report February 2021**

#### **Positives on Income:**

- Bad Debt Write Off +\$2,986
- Fines +\$5,800

#### **Negatives on Income:**

- IOB Late Fees Income \$ (2,343)
- ARB Fees income \$ (3,750)

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### **Common Area Expenses**

#### **Negatives on Expenses:**

- IOB Real Estate Transactions \$ (2,880)
- Marketing \$ (9,387)
- IOB Tree Work \$ (4,516)

#### **Positives on Expenses:**

Maintenance and Enhancements +\$2,208

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#### **Deer Island Income:**

On target for receipts of \$30,102

#### **Deer Island Expenses:**

Deer Island expenses are \$1,938YTD

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Common Area Replacement Reserve: \$17,612/ \$216,669 expensed YTD.

**Expenditures over 5,000:**

- Islands Ave.- DeLa Gaye Repair & Seal \$5,200

Deer Island Replacement Reserve: \$12,388/\$27,202 expensed YTD.

**Expenditures over 5,000:**

- DI Street Island Landscaping \$9,595

**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 \$7,827.95

One property is on the path to foreclosure.

**ARB Report**

3-9-21 ARB Report to HOA

Current construction - Briggs and Baxley on Deer Is and Kent on Cotton Is. - is on schedule. Construction on the residence at 257 Dela Gaye is behind schedule.

The ARB is expecting Final application for the Gardner residence and a Preliminary application for the Babb residence, both on Dela Gaye and a Preliminary application for the Sanchez residence on Deer Is. within the next few months.

It is reasonable to expect ARB applications from some of the recent lot closings, but nothing definite at this time. Fred indicated there would likely be 7 new houses built or under construction within the next 12 months.

**ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION**

PO BOX 1225  
BEAUFORT, S. C. 29901

March 9, 2021

Management Report

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Management was in I.O.B. in February on the 3<sup>rd</sup>, 8<sup>th</sup> and the 15<sup>th</sup>.

Richard with Southern Asphalt Maintenance emailed that he is thinking about starting the sealing of Islands Avenue and De La Gaye Pt. the week of the 15<sup>th</sup> or 22<sup>nd</sup> of March.

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 remove within 30 days. Having not receiving a reply the Board approved having the tree removed by Southern Tree. The tree has been removed.

Mike with MAJ sent his revised bid for Belle Grove over on Friday and it was forwarded to the Board.

Management has completed approximately half of the new codes for known vendors.

Robert met with Matthew of BJW&S last week at the large catch basin in front of lot 1-014 and across from 213 De La Gaye Pt. Matthew took a water sample from the pipe flowing into the catch basin. It has chlorine in it so Matthew contacted his boss. They are to let Robert know their plans or finding the leak and repairing it. We still have a problem with the French drain.

The caps on the post at the Deer Island Gate supposedly been replaced with plastic one. Robert will confirm today.

The contract to soft wash the tennis courts was given to CCS. Chris texted yesterday, he plans on doing the cleaning either today or Wednesday.

Duncan O'Quinn was notified that the Board would be inspecting the wear boards on the bridge and will have number that need replacing soon.

The new elliptical was ordered and received. Thanks, Jimmy, for directing the install.

A leaning pine tree on Deer Island was tagged and an estimate to remove it and grind the stump was requested. The estimate was received and forwarded to the Board.

Management is working with Whitmore and BJW&S regarding a backflow preventer that BJW&S is requiring on the meter that supplies water to the tree island at the north end of Deer Island. Based on the latest email from BJW&S they will allow the device to be installed in the tree island where it can be hidden by plants.

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

Bills were mailed to all owners with a balance on March 5, 2021. Finance charges and late fees were applied.

There are 17 owners on the receivables as of 3/8/21. Two owners owe for noncompliance fines. 11 owners owe for 2021 assessments. Two owners are making payments. One owner owes \$2.00 for assessments. One owner owes part of 2020 and all of 2021 assessments.

2021 Closings:

- |              |                  |                         |        |             |
|--------------|------------------|-------------------------|--------|-------------|
| 1. Lot 2-019 | 48 Anchorage Way | Dennis & Sylvia Sanchez | 2/5/21 | From Weber  |
| 2. Lot 4-018 | 418 Islands Ave  | Robert & Robyn Conner   | 3/4/21 | From Bruder |

Pending Closings:

None at this time

*Marketing Committee*

February visits to our websites: gross visits = 1441. Net new visitors = 1188. Gross visits were about a 19% increase to January numbers. Net new visits were a 18% increase.

Sales leads were a total of (41). All were assigned a realtor and a welcome package was sent out to each.

- 16 wooded interior building lots are for sale at a median price of \$20K
- 13 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 February
- 1 marsh front lot was sold in February.
- 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.

## **Grounds & Landscaping**

### **Grounds and Landscape Committee Report to IOB Board–March 9, 2021**

Since the IOB Board's last meeting, the Grounds and Landscape Committee has met March 4. At the meeting, the Committee:

- Reviewed and updated landscape-related items on the HOA master maintenance list.
- Noted that Southern Tree completed its removal and herbicidal treatment of Chinese Tallow Trees. A few remaining smaller seedlings will be tackled by Jeff and Kathy.
- Heard a report from Jimmy and Kathy regarding their quarterly meeting with Jeff Gresham. Topics discussed included equipment needs (trailer); Jeff's priorities for the next quarter (pre-emergent weed treatment of irrigated grass areas; spraying fungicide on grasses; controlling existing weeds; fertilizer application; spraying Garlon on remaining small tallow trees); things that would make Jeff's job easier (mulching bare areas and improved strategies for applying mulch; DI gate landscaping).
- Reviewed plans for the Committee work day on Saturday March 13 at 9 am to prune (under Tom Kucharchik's guidance) the overgrown oleanders at the IOB front entrance, along the white fence.
- The wood edging has been replaced on the pathways to CI Community Dock and Dela Gaye Pt toward Clubhouse and mulching inside edging is complete. Concerns were raised regarding need to add dirt/mulch on outside edges to support the edging boards.
- Reviewed final draft of quarterly newsletter from the Committee to residents and preferred to distribute via email rather than hardcopy.
- Planned for adding mulch in priority areas, as budget allows. Reviewed mulch spending for past two years (in 2020 IOB spent \$2,932, excluding pathways; in 2019 IOB spent \$6,160, excluding pathways). Ideas for stretching budget included asking Southern Tree if clean mulch resulting from tree removals could be retained by IOB and stockpiled on site somewhere; starting to mulch in committee-agreed priority areas to learn more about best application process and costs.
- Asked Kat Klinger to prepare a list of specific plant material needs based on Tom Kucharchik's sketch for the new plantings by the CI Dock sign.

**Clubhouse committee**—The number of people allowed in the clubhouse and pool at any time, as well as the pool opening date have yet to be determined. The hope is not to use docents this year depending on the vaccine penetration. It's planned to place a sign on the pool entry gate indicating the days and hours for various groups to occupy the pool area.

**Social committee** – Nothing to report at this time.

### **UNFINISHED BUSINESS**

Deer island gate plantings will be completed soon and some form of lighting on the plantings will be considered.

**Special Projects** – Alan gave a report on the small group meetings regarding clubhouse renovations. Fifty-two members attended either in person or via Zoom. There was broad agreement that the community has outgrown the current facility and that improvements should be implemented. The interior spaces need updating. A better layout for social and club activities is necessary. The Women's restroom facility is inadequate and poorly located. A preference for bathrooms and shower at pool side got broad support. Participants generally agreed that the market expects a better gym facility but there were concerns about the cost of providing that upgrade. Several members felt that the pool should be enlarged and/ or a separate adults only pool would be desirable. That could require the tennis/ pickle ball courts be relocated- a complex problem. There is strong support and impatience for a dog park. Alan checked with a fire department contact. Property damage related to fire pits is exceedingly rare. A firepit area will be included in the design. Alan reported that he and David Jussaume had distilled the input into three options and would set the architects working on enough detail to get comparative costs. This work will likely take into May to complete since the professionals have full schedules.

### **NEW BUSINESS**

Our maintenance list was discussed from the standpoint of priority and necessity. This will be an ongoing activity. Some tree management and a small repair is needed on a corner of the tot lot. There was also discussion regarding flood insurance for the clubhouse which will be continued at a later time.

### **ADJOURNMENT**

The meeting was adjourned at 3:30 pm.

Respectfully submitted,  
David Stewart