



HOMEOWNERS ASSOCIATION
Board of Directors Meeting
4/13/2020 BOD Meeting
1:30 pm

CALL TO ORDER – CTO at 1:31 in attendance were George, Alan, Jimmy, Eric, Fred, Kathy W. and Dave.

COMMUNITY COMMENTS – Alan indicated Joan has been getting some unfair comments regarding the gym, (two people at a time) and such. It's been decided to leave the sign up sheet as is for now. Alan raised a question regarding the language of the minutes and things which failed to be mentioned at times. These issues will be discussed in the May meeting. George indicated that the pool hours and waver sheet will continue to be used until further notice dependent on actions of the state and Beaufort County.

PRESENTATION OF MINUTES – The minutes for the March meeting had been edited and had additional special projects material included. As a result the minutes were moved seconded and passed as presented.

IOB Treasurer's Report March 2021

Positives on Income:

- Bad Debt Write Off +\$2,986
- Fines +\$8,500

Negatives on Income:

- ARB Fees income \$(3,750)

Common Area Expenses

Negatives on Expenses:

- IOB Real Estate Transactions \$(2,880)
- Marketing \$(8,352)
- IOB Tree Work \$(3,124)
- CI Bridge Insurance \$(1,322)

Positives on Expenses:

Maintenance and Enhancements +\$3,650

Deer Island Income:

On target for receipts of \$30,102

Deer Island Expenses:

Deer Island expenses are \$(922)YTD

Common Area Replacement Reserve: \$24,365/ \$216,669 expensed YTD.

Expenditures over 5,000:

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

Deer Island Replacement Reserve: \$12,483/\$27,202 expensed YTD.

Expenditures over 5,000:

- DI Street Island Landscaping \$9,595

Treasurer's recommendations of projects coming out of reserve for Q2 2021 are as follows:

- Islands Ave. & DeLa Gaye Street Repair & Seal
- CI and DI Bridge Repair and Sealing
- Front Gate Area Painting
- Belle Grove Park Parking Project

Receivables

Receivables over 90 days old \$6,977.95

One property is on the path to foreclosure.

ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

PO BOX 1225
BEAUFORT, S. C. 29901

April 13, 2021

Management Report

Management was in I.O.B. in March on the 1st, 2nd, 18th, 24 and 29th.

Richard with Southern Asphalt Maintenance emailed regarding delaying sealing until mid-April. Richard provided a schedule on the street sealing of De La Gaye and Islands Avenue.

Justin with BJW&S was to notify Robert when BJW&S had developed a plan of action to finding and repair the leak on De La Gaye near the Deer Island gate. Neither he nor anyone from BJW&S notified Robert. The leak has been repaired. Robert sent an email to Justin asking if they were finished and if they would be back to clean up the area. No communication has been received from BJW&S.

The caps on the post at the Deer Island Gate still have not been replaced. Robert emailed Custom Security earlier. Donna replied that they were still looking into finding replacements.

The tennis courts were soft washed by CCS.

The leaning pine tree on Deer Island is scheduled to be removed and the stump ground on May 19th.

A large damaged pine tree at Lot 3-079 aka 345 De La Gaye was evaluated by Southern Tree, Thomas recommended that it be removed. A letter along with the quote/recommendation and pictures were sent to the owner on March 31st asking them to have the tree removed within 30 days.

Management contacted Whitmore regarding the installation of the backflow preventer device in the tree island at the north end of Deer Island. The device was on back order it was to arrive on Friday the 9th and they plan to install it this week.

Robert asked Richard with Southern Asphalt if they could fix the sink hole behind the catch basin between 315 Islands Ave. (Lot3-005) and 317 Islands Ave. (Lot3-076).

Robert with Grayco has submitted a warranty request on the damaged tennis chair, on March 30 the manufacturer replied that they have started the warranty claim.

We need to set up a schedule for cleaning of the swales, banks of retention ponds and bottom of retention ponds that don't hold water.

Robert talked to Leon; they are going to get together on Wednesday to address some of the maintenance issues.

The question regarding Flood Insurance for the club house was asked and the reply forwarded to the Board.

The financials were email to all board members April 7, 2021.

Bills were mailed to all owners with a balance on April 1, 2021. Finance charges were applied.

Delinquency letters were sent on April 7, 2021 to two owners of three lots for nonpayment of 2021 fees. Their accounts will be turned over to the attorney for collection the first of May.

There were 14 owners on the receivables as of 4/13/21. Two owners owe for noncompliance fines. 3 owners owe for 2021 assessments plus late fees and fines. Five owners are making payments. One owner owes \$2.00 for assessments. Two owners owe for gate remotes.

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
3. Lot 2-027	14 Anchorage Way	Francis & Donna Genco	4/9/21	From LaSalle

Pending Closings:

1. Lots 2-015&16	59 Anchorage Way	Wally Beville Trust selling	4/16/21	to Kevin & Jessica Jones
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Finally, Leon (Mike) Wilson had surgery on Friday the 9th.

ARB Report

4-13-21 ARB Report to HOA

Construction is on schedule for the Briggs, Baxley, and Kent residences.

Although the residence at 257 Dela Gaye has received its C of O, construction is continuing. The C of O was issued because the owner certified to the City that he assumed all liability for the completion of the residence and that all essential services (gas, electric, water) are installed.

The ARB will review 4 residences at its April 19th meeting: The Brown residence on Dela Gaye, the Babb residence on Dela Gaye, the revised plans for the Bradley-Pettigrew residence on Dela Gaye, and the Fabbrini residence on Deer Is.

In addition to the current properties in ARB review, we expect the Gardner's on Dela Gaye and the Sanchez's on Deer Is. to finalize their plans in the next few months.

The Lokers have requested the removal of a large Magnolia that is interfering with their garage access. Michael Murphy and Derrick Wells, both arborists, have reviewed and approved the removal, and remediating with a large crape myrtle. This meets City of Beaufort requirements. The driveway will be enlarged to provide adequate garage access. The immediate neighbors support the removal.

It should be noted that the local area construction industry is experiencing higher than usual activity, The area surveyors are on an 8 week lead time, with an additional 4 weeks to get OCRM approvals for water/marsh properties. The demand for qualified labor is strong.

Marketing Committee

March visits to our websites: gross visits = 1320. Net new visitors = 1142. Gross visits were about a 9% decrease to February numbers. Net new visits were a 4% decrease.

Sales leads were a total of (26). 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 \$20K
- 12 marsh front lots are for sale at a median price of \$81K.
- 1 home is for sale
- 1 marsh front lot is under contract in March
- 1 marsh front lot was sold in March.
- 3 homes are under contract in March
- 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.

Clubhouse Committee – Nothing to report

Grounds and Landscaping

Grounds and Landscape Committee Report to IOB Board–April 13, 2021

The Grounds and Landscape Committee met on April 1. At the meeting, the Committee:

- Reviewed and updated landscape-related items on the HOA master maintenance list.
 - Wood chips pricing obtained from Kolcun (\$150 per 13 or 14 cu yd truck load)

- Added – G&LC conduct inventory of IOB palm trees to identify a suitable trimming and maintenance schedule; determine which palms need regular trimming and which should be left “natural”/untrimmed to encourage diverse wildlife activity.
- Was thanked for the successful Committee workday 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. Following the workday, several members removed and herbicidally treated the remaining small Chinese Tallow seedlings around IOB.
- Kat Klinger provided an update on the Cotton Island dock sign plantings, sharing additional suggestions for the plantings. Action on completing the necessary work was placed on hold until completion of the landscaping for the Kent’s new home to determine final G&LC thoughts relating to landscaping / planting required to complement the ‘new home’ plantings. Suggestions included dwarf oleanders, muhly grass, flax lilies, society garlic, mulch / wood chips in bare areas. Kathy has since confirmed with Jeff the presence and location of irrigation at the site.
- Discussed the Virburnum species screening the BJWSA pumping stations at either end of the Cotton Island bridge, and how differently they are growing. Jeff has since stated that the species on the mainland pumping station is VirburnumOdoratissima(sweet viburnum) and the species in front of the Cotton Island pumping station is Viburnum SuspensumSandankwa. He believes the Cotton Island species may be getting more sun than it likes, and the soil is not conducive to its growth since a lot of limestone was dumped there when the pumping station was built. Tom Kucharchik has obtained soil sample bags from the Clemson Extension Office, and the Committee will take soil samples for evaluation.
- Shared compliments and suggestions received following the issuance of the Committee’s first newsletter to residents and began discussing topics for the June newsletter. Proposed topics include soliciting landscape-related improvements from residents to assist in recommendations for the 2022 budget, seasonal suggestions for residents’ landscaping maintenance (e.g., BJWSA water/irrigation schedule, maintaining higher lawn length, trimming palm trees at 9:00/3:00 level). Further discussions to follow including content we can post on IOB website to encourage the IOB Community to use it more often.
- Scheduled a community walk around on April 20 from 9-11 to identify priority areas, street easements and islands that require attention, etc. Review criteria will include:
 - Areas considered dangerous / unsafe / not level;
 - Areas considered unsightly, require fill, pine straw, mulch etc.
 - Areas that require more substantial attention, e.g., fabric stabilizers.

Jimmy M. asked the group for feedback regarding anything which might have been missed on the Maintenance list,

Social Committee – The committee has generated this tentative schedual for the balance of 2021.

May 22nd – a meet and greet get together

July 4th - Independence Day reading

October - Annual meeting and party

November – Turkey trot

Christmas - Party

Cookie Swap

Santa Visit

The particulars on these gatherings are tentative and will be sent out as the time approaches. Additionally the ongoing changes regarding COVIT could impact the final planning.

UNFINISHED BUSINESS

NEW BUSINESS

SPECIAL PROJECTS – The clubhouse and landscape architects won't have drawings completed as early as was hoped. As a result tentative cost analysis for the clubhouse, gym etc won't be available until June. The parking lot and park landscaping projects are both waiting on bid packages to move forward.

Alan explained how his dog was seriously injured by a surveyors spike on an undeveloped lot in the community. He has offered to the extent possible to identify where all of these spikes are so we can remove them as a hazard to dogs and children.

ADJOURNMENT

The meeting was adjourned at 3:31 pm.

Respectfully submitted,
David Stewart