



HOMEOWNERS ASSOCIATION
Board of Directors Meeting
May 11th, 2021
1:30 PM

CALL TO ORDER

The meeting was called to order by President George at 1:34 PM. In attendance were Alan Dechovitz, Eric Powell, Jimmy McNeil, Dave Stewart, Kathy Whitehead and Robert Bundy of BAM.

COMMUNITY COMMENTS NA

PRESENTATION OF MINUTES— The April minutes were previously circulated, edited and it was moved, seconded and unanimously voted to accept them as submitted.

IOB Treasurer's Report April 2021

Positives on Income:

- Bad Debt Write Off +\$2,986
- Fines +\$9,000

Negatives on Income:

- ARB Fees income \$(2,250)
-

Common Area Expenses

Negatives on Expenses:

- IOB Real Estate Transactions \$(2,880)
- Marketing \$(8,694)
- IOB Tree Work \$(2,332)
- CI Bridge Insurance \$(1,322)
- Legal Services \$(2,070)

Positives on Expenses:

- Maintenance and Enhancements +\$4,950
 - ARB Professional support +\$1087
 - Community Events +\$1100
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Deer Island Income:

On target for receipts of \$30,102

Deer Island Expenses:

Deer Island expenses are \$(538) YTD

Common Area Replacement Reserve: \$33,175/ \$216,669 expensed YTD.

Expenditures over 5,000:

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

Deer Island Replacement Reserve: \$13,989/\$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:

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

Receivables over 90 days old \$26,003.72

One property is on the path to foreclosure.

ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

PO BOX 1225
BEAUFORT, S. C. 29901

May 11, 2021

Management Report

Management was in I.O.B. in April on the 2nd, 12th, 16th and 21st.

Southern Asphalt Maintenance started the sealing of De La Gaye and Islands Avenue on Monday April the 26th. Sealing was completed, with a call back for an area near 284-296 De La Gaye.

BJW&S was on site in April to dress up the area where the leak was repaired on De La Gaye near the Deer Island gate.

A quote to replace the caps on the post at the Deer Island Gate was received and forwarded to the Board. The quote is "4-5"x5" White Plastic Post Caps, Removal by cutting off existing welded on metal caps. Install and secure new caps. Touch up rusted spots at new caps area-NOT the whole post." \$525.00

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 by April 30th or the association would have it removed and bill the owners. The tree has not been removed.

Management sent the owner of Lot 1-016 aka 224 De La Gaye a letter regarding a down tree on April 21 asking them to have the tree removed by May 21, or the Association would have it removed and they would be billed. The down tree has been removed.

Management asked Southern Tree to remove a downed tree along the marsh between 217 and 221 De La Gaye.

Robert met with Whitmore's people while installing the backflow preventer device in the tree island at the north end of Deer Island. The device was as far away from the curb as possible. It appears that someone has placed a cover over it.

Robert met with Leon and went over some of the items on the maintenance list. Robert asked Leon to fix the sink hole behind the catch basin between 315 Islands Ave. (Lot3-005) and 317 Islands Ave. (Lot3-076). The small sink hole along the sidewalk on Islands Avenue, bury the water line protruding out of the ground next to 315 Islands Avenue, obtain and install a grate over the 2'x2' drain box in the old playground area, and replace all of the missing sewer connect caps.

Robert emailed Robert with Grayco regarding the warranty claim submitted on March 30th on the damaged tennis chair. Robert replied that he would check on it.

Robert sent to the Board Leon's quote for the scheduled maintenance on the swales, detention ponds and certain easements.

The proposal and contract with Incircle Architecture was signed and returned April 19th.

The proposal with J.K. Tiller was signed and returned on April 23rd.

The order for a new Precor TRM681 Treadmill was placed on May 10th.

The financials were email to all board members May 6, 2021.

Bills were mailed to all owners with a balance on May 3, 2021. Finance charges were applied.

One delinquent owner was sent to the attorney for a demand letter which was mailed to the owner on May 6, 2021.

There were 13 owners on the receivables as of 5/10/21. Two owners owe for noncompliance fines. 1 owner owes for 2021 assessments plus late fees and has been sent a demand letter from the attorney. Five owners are making payments. One owner owes \$2.00 for assessments and another owes \$12 for a bank charge for an nsf. Two owners owe for gate remotes. One owner requested to be billed the ARB fees.

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
4.	Lots 2-015&16	59 Anchorage Way	Kevin & Jessica Jones	4/28/21	From Beville
5.	Lot 2-026	18 Anchorage Way	William Scarbrough	4/30/21	From Sweat

Pending Closings:

1.	Lot 2-026 Puckett	36 Anchorage Way	Alfred & Sandra Spain selling	5/14/21 to Emily & Robert
2.	Lot 4-005 Dowling	108 Sunset Court	Susan Dickey selling	6/15/21 to Frank & Diane

May 11, 2021 ARB Report to HOA

Currently, on Deer Is., the Baxley foundation is poured, and the roof is going on the Briggs residence.

The interior of the Kent residence on Cotton Island is being painted.

The residence at 257 Dela Gaye was granted a c of o in late March. However the interior is still under construction and the owners have yet to move in.

The ARB has given Final approval to the A. Brown residence at 217 Dela Gaye.

The Fabbrini residence on Deer Is. and the Jones residence on Palmetto Place have had conceptual reviews and are on hold pending the selection of an ARB-qualified builder.

The Bradley-Pettigrew residence on Dela Gaye will have a Final review at the next ARB meeting, and hopefully the Gardner residence and the Babb residence on Dela Gaye will present at the next ARB meeting also.

The ARB Administrator has received several inquiries regarding construction, but nothing has been formalized as yet.

Marketing Committee

April visits to our websites: gross visits = 2467. Net new visitors = 2199. Gross visits were about a 87% increase to March numbers. Net new visits were a 93% increase. Sales leads were a total of (50. All were assigned realtor and a welcome package was sent out to each.

- 15 wooded interior building lots are for sale at a median price of \$15K
- 10 marsh front lots are for sale at a median price of \$81K.
- 2 marsh front lots are under contract in April
- 1 marsh front lot was sold in April.
- 4 homes are under contract in April
- 1 house sold in April
- 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 and Landscape Committee Report to IOB Board–May 11, 2021

The Grounds and Landscape Committee rescheduled its May 6 meeting to May 13, so the group has not held a meeting since the Board's April 13 meeting. However, the Committee held a successful "walk-around" on April 20 to map out and quantify the street easements around IOB that need additional dirt and/or mulch. We are now compiling and prioritizing the results, which will be discussed with the Committee on May 13.

Other items the Committee has on its agenda for this week's meeting include:

- Drafting the next quarterly newsletter (for June publication). 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.

- Cotton Island Dock sign plantings
- Review and update of landscape-related items on the HOA master maintenance list.
- Plan for obtaining soil samples from the Virburnum planting on the edge of the BJWSA pumping station on Cotton Island.

One question that the Committee would appreciate the Board clarifying is how to handle easements in front of undeveloped lots where there is little or no grass remaining, and whether those areas should be handled differently if there is a sidewalk in front of the lot.

For example, along DeLa Gaye Pt, in front of Lot 3-39 (vacant lot next door to D. Stewart), there are bare areas, as well as a significant drop off on the edge of the sidewalk. We think that dirt, topped with mulch should be added there for safety as well as aesthetics. However, directly across the street, in front of vacant lots 3-103, 102 and 101, there is no sidewalk to clearly delineate the street-front easement, and there is bare ground, mostly sandy, that extends well into the owners' lots, past the 10' street-front easement. What should IOB's responsibility be for the care of the easement in such situations? There are other examples of that same situation, such as on Cotton Island, where there are no sidewalks at all, but multiple lots with bare ground from the curb well into the lot where natural leaf cover exists. Often there are exposed tree roots in these bare areas.

Background. The covenants state that "owners of improved Lots shall maintain all landscaping within any area between their Lot boundary and any adjacent roadway." Further, Article IV, Section 9 (Exterior Maintenance) states that "(a) the maintenance of Dwelling Units, Lots, and the improvements constructed thereon shall be the duty of the Owners of such Dwelling Units or Lots. If, however, in the opinion of the Association, any Owner shall fail to maintain his Dwelling Unit or Lot in a manner which is reasonably neat and orderly or shall fail to keep Improvements constructed thereon in a state of repair so as not to be unsightly, the Association at its discretion and following ten (10) days' written notice to the Owner, may enter upon and make or cause to be made repairs to such Improvements and perform such maintenance on the Dwelling Unit or Lot such as, but not limited to, the removal of trash, cutting of grass, pruning of shrubbery, and *seeding for erosion control*, including such work on unimproved Lots. The Association or its agents shall have an easement for the purpose of accomplishing the foregoing. The costs incurred by the Association in rendering all such services plus a service charge of twenty percent (20%) of such costs, shall be added to and become a part of such other assessments to which such Lot is subject."

Clubhouse committee – Eric indicated there are 2 fans to be replaced and some carpentry work around the clubhouse.

Social committee – The committee has planned a street party in late May to include food trucks, games and an opportunity to meet and greet many of our new neighbors; sounds like fun.

Old Business - The parking lot project is awaiting city engineering approval and drawings so the bid sheets can be released.

Wear boards on both the bridges will be examined to see whether new boards are needed.

Eric has cut off most of the surveyor tree spikes that Alan marked around the community; great work on both their parts.

Deer Island gate lighting which will cost between \$3,000 and \$4,500 should be completed next month.

Alan proposed a possible candidate for a community handyman which will be discussed at a later date.

The county Sheriff's department updated us on what they can and can't do inside the gate. We will have to find another avenue to attack the speeding problem we have.

Kathy W. brought a Tot Lot problem to the board's attention which will be considered at a later date.

The question of continuing the Custom Security contract will be discussed at a later date.

New Business -

Jimmy brought us up to date on issues regarding reservation times in the gym. Jimmy is hoping to find a way to make unused spots available to other folks.

Special Projects –

There is some thought being given to a dog park and new pool-house buildings containing bathrooms and showers in the property adjoining the tennis courts and current pool buildings. It is hoped that drawings for the three clubhouse upgrade options will be in our hands by late June.

Adjourned 3:27pm

Respectfully submitted,

David Stewart