



HOMEOWNERS ASSOCIATION  
Board of Directors Meeting  
7/13/2021  
1:30 PM

**CALL TO ORDER**

President Smedley called the meeting to order at 1:41 PM. Board members present were: Alan Dechovitz, Eric Powell and Dave Stewart. Also present were Fred Mueller, Kathy Whitehead and Robert Bundy of Bundy Appraisal & Management (BAM).

**PRESENTATION OF MINUTES** – It was moved, seconded and voted unanimously to accept the minutes as circulated.

**Community Comments** – There was discussion regarding a dangerous speeding issue, the possibility of Sean McDonald taking the local handy man position and a couple dog issues.

**IOB Treasurer's Report July 13th**

**Positives on Income:**

- Bad Debt Write Off +\$2,986
- Fines +\$10,000

**Negatives on Income:**

- ARB Fees income \$(1,250)

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**Common Area Expenses**

**Negatives on Expenses:**

- IOB Real Estate Transactions \$(2,880)
- Marketing \$(5,978)
- IOB Tree Work \$(1,608)
- CI Bridge Insurance \$(1,194)
- Legal Services \$(1,716)
- IOB Equipment Expense \$(1,632)

**Positives on Expenses:**

- Maintenance and Enhancements +\$5,395
- ARB Professional support +\$1,993
- Community Events +\$1,650
- Electricity +\$1,264

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**Deer Island Income:**

On target for receipts of \$30,102

**Deer Island Expenses:**

Deer Island expenses are \$(747) expensed YTD

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Common Area Replacement Reserve: \$73,309 expensed YTD / \$216,669 Budget

**Expenditures over 5,000:**

- Islands Ave.- DeLa Gaye Repair & Seal \$24,125
- Clubhouse Expansion \$19,831
- IOB Gym Equipment \$11642

Deer Island Replacement Reserve: \$25,988 expensed YTD/\$27,202 Budget

**Expenditures over 5,000:**

- DI Street Island Landscaping \$11,450
- DI Gate Entry Landscaping \$9,157

**Treasurer's recommendations of projects coming out of reserve for Q3 2021 are as follows:**

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

**Receivables**

Receivables over 90 days old \$26,840.45

Two properties are on the path to foreclosure

**ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION**

PO BOX 1225  
BEAUFORT, S. C. 29901

July 13, 2021

Management Report

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Management was in I.O.B. in June on the 1<sup>st</sup>, 3<sup>rd</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup> and 28<sup>th</sup>.

The caps on the post at the Deer Island Gate have been replaced and the post area at the new caps was painted NOT the whole post.

The damage done to the Deer Island Gate has been repaired. The invoice has been paid.

Leon has completed some of the items on the maintenance list, as of last Friday, the small sink hole along the sidewalk on Islands Avenue was not fixed; he had not installed a grate over the 2'x2' drain box in the old playground area; he had not replaced all of the missing sewer connect caps; and he has not repaired the border boards around the playground.

On June 25<sup>th</sup>, Robert took the damaged chairs to Robert with Grayco. Grayco is working to get the replacement parts.

On June 4<sup>th</sup> the owner of 133 Five Oaks Circle aka lot 1-009 was sent a letter and an email containing a quote and pictures of a dead or dying hardwood asking them to have it removed by July 5<sup>th</sup> or the association would have it done and bill them. The tree was removed on July 6<sup>th</sup>, the invoice has been paid and the amount was added to the lot owner's account.

The damaged Laurel Oak at 409 Battery Chase was removed by Southern on June 25<sup>th</sup>. The invoice has been paid and the amount added to the lot owner's account.

Jimmy and Robert met the delivery people at the club house and the new Precor TRM681 Treadmill was installed on June 15<sup>th</sup>. Hoppi is to install the special outlet near the cable outlet; when that happens the treadmill will be moved and the cable connected.

Paul Tallmage told Robert that he was still a couple of weeks behind, however he does have I.O.B. on his list of things to do. He will be shooting the elevations of the swales in I.O.B. to determine if they need to be dug out to enhance water flow off of the streets. He is also to meet regarding hauling in dirt to be put in the area of the old playground and the area behind the basketball court.

MAJ provided a quote to re-set several of the catch basin tops; this quote was sent to the Board. Low-cost, sent a proposal, they are quoting on replacing the five tops. If they can re-use the existing tops their price would be \$380.00 per top less.

Leon provided an estimate for the purchasing and installing of pine straw and mulch. This estimate was sent to the Board. The Greenery also sent an estimate to do the same. Roseland Plantation was also asked for quote. Management has not received a reply from Roseland as of today.

Leon installed river rock in the French Drain area across from 301 De La Gaye.

On June 16<sup>th</sup>, Robert met with Chris Hernandez at the front gate to get a quote to clean and paint the gate and it's supporting post. As of today, we have not received the quote.

On June 21<sup>st</sup> the owners of 107 Palmetto Place aka lot 3-065 were sent an email and letter with pictures of a damage tree and two large down limbs on their lot. They were asked to have the tree and limbs removed by July 21<sup>st</sup> of the Association would do it and charge them. They acknowledge that they got the email, letter and pictures.

The financials were email to all board members July 12, 2021.

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

One delinquent owner was sent to the attorney for a demand letter which was mailed to the owner on May 6, 2021. This owner contacted legal and sent a payment in for the 2021 assessments. Legal fees are owed now.

There were 10 owners on the receivables as of 7/12/21. Two owners owe for noncompliance fines. Four owners are making payments. One owner owes \$2.00 for assessments and another owes \$12 for a bank charge for an NSF. One owner owes for tree removal work. One owner owes for legal fees.

2021 Closings:

1.	Lot 2-019 Weber	48 Anchorage Way	Dennis & Sylvia Sanchez	2/5/21	From
2.	Lot 4-018 Bruder	418 Islands Ave	Robert & Robyn Conner	3/4/21	From
3.	Lot 2-027 LaSalle	14 Anchorage Way	Francis & Donna Genco	4/9/21	From
4.	Lots 2-015&16 Beville	59 Anchorage Way	Kevin & Jessica Jones	4/28/21	From
5.	Lot 2-026 Sweat	18 Anchorage Way	William Scarbrough	4/30/21	From
6.	Lot 2-026 Spain	36 Anchorage Way	Emily & Robert Puckett	5/14/21	From

7.	Lot 3-094 Maynard	503 Plough Point	Bruce & Susan Sullivan	6/2/21	From
8.	Lot 4-013 Commarato	30 Islands Ave	Larry & Jeanie Brown	6/7/21	Fr
9.	Lot 2-028 Englehardt	10 Anchorage Way	Timothy Didonato & Linda Martinez	6/10/21	Frm
10.	Lot 4-005 Dickey	108 Sunset Court	Frank & Diana Downing	6/15/21	From
11.	Lot 2-018 Showalter	56 Anchorage Way	David Rigol	6/18/21	From
12.	Lot 3-083 Smith	329 De La Gaye Pt	Patrick & Mary Sculley	6/22/21	From
13.	Lot 4-025 Lackey/catron	404 Islands Ave	Geila Morris	6/25/21	F-

Pending Closings:

1.	Lot 4-012	1 Islands Circle	Kathleen Serafino selling	7/15/21	H.Lattanzio & T.Johnson
2.	Lot 3-080 Rustad	341 De La Gaye	Melvin Gilman selling	8/9/21	to Kent & Kathryn

**ARB Report**

7-13-21 ARB Report to HOA

Current construction is on schedule for the Kent residence on Cotton Is. and the Briggs and Baxley residences on Deer Island.

Site clearing and preparation for the Gardner residence on Dela Gaye is underway. The Bradley-Pettigrew residence on Dela Gaye has its engineering plan approved with construction to begin early August.

The builder and the architect for the DiDonato residence on Deer Island will present plans to the ARB at its August meeting. Plans for the Connor residence on Cotton Island are anticipated to be reviewed by the ARB either in August or September. Plans for the Genco residence on Deer Island are being prepared for ARB review most probably in August.

The ARB Administrator continues to provide building information and guidelines to folks interested in our community, averaging between 4 to 6 inquiries monthly.

*Marketing Committee*

June visits to our websites: gross visits = 1963. Net new visitors = 1784. Gross visits were about a 35% decrease to May numbers. Net new visits were a 37% decrease. Sales leads were a total of (10). All were assigned realtor and a welcome package was sent out to each.

- 16 wooded interior building lots are for sale at a median price of \$21K
- 8 marsh front lots are for sale at a median price of \$79K.
- 1 marsh front lot went under contract in June.
- 2 homes were sold in June

- 2 lots were sold in June
- Total absorption rate for lots in IOB is about 15 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**

An electrical issue in the gym is scheduled to be corrected shortly. The gutter cleaning on the clubhouse is on the list to be done shortly.

**Grounds & Landscaping**

**Grounds and Landscape Committee Report to IOB Board—July 13, 2021**

The Grounds and Landscape Committee cancelled its July 1 meeting due to vacations. Activities since the June 8 Board meeting include:

- The June newsletter was distributed via George Smedley's resident email distribution list
- Kathy updated the Master Maintenance List as of 7/13/21/
- Kathy and Jimmy worked with BAM to obtain 2 quotes for delivery and installation of mulching along the Avenue, and pine straw around the Clubhouse areas.
- Alan coordinated with Jeff and ordered irrigation part to restore water to CI pump station area where plants are suffering. Committee still plans to consider replacing four viburnums with taller hedges, depending on water availability
- Worked with BAM to provide specs for quotes for repair of street inlet drains
- Contacted All Care/Kolcun regarding chips quote; awaiting price for spreading the chips in multiple locations around IOB. Tree firms are all slammed due to Tropical Storm damage this past week.
- The next scheduled G&LC Meeting will take place on August 5 at 3pm.

**Social committee** – The July meeting of the committee was dedicated to planning the Oct. 23<sup>rd</sup> annual party, the turkey trot on Thanksgiving morning and the Merry Mingle on December 4<sup>th</sup>.

**UNFINISHED BUSINESS**

**NEW BUSINESS**

**Special Projects** – The plans for the clubhouse and other associated projects are in hand and will be put out for bids. This will complete everything needed to send out the packet to the community.

**ADJOURNMENT**

The meeting was adjourned at 3:40 pm.

Respectfully submitted,  
David Stewart