



HOMEOWNERS ASSOCIATION
Board of Directors Meeting
12/14/2021 BOD Meeting
3:30 pm

CALL TO ORDER

George Smedley called the meeting to order at 3:33 PM. Board members present were Eric, David Stewart, Alan, and Jimmy. Others present were Fred Muller, Jeff and Kim Cross, Mary Tanenbaum Kathy & Scott Whitehead, Bill and Nancy Hansen, Nancy Brandt, Dave Jussaume and Robert Bundy of Bundy Appraisal & Management (BAM).

COMMUNITY COMMENTS

Nancy Hansen questioned if the board had to know a particular issue was going to be brought to the floor before the meeting. George said that the BOD would appreciate the courtesy but there was no requirement. Nancy asked, "has the BOD received an offer from a member to purchase a property and then donate it to the HOA?" George answered no. She asked if there is a policy in place to govern donations, she would like to understand that policy. Bill Hansen pointed out that a policy would need to address certain pitfalls such as a vacant lot owner donating a property to avoid paying assessments due. A community member questioned if there has been discussion on the BOD to create a committee to provide financial input to the BOD?

Several members asked whether anything had been considered regarding people having a home on more than one lot getting a break in yearly fees. George answered no. Alan added that this matter has been discussed many times over the years and no BOD has found that this can be done fairly and consistent with the governing documents.

Nancy Brandt gave President George a Santa playing the Trombone as a going away gift.

PRESENTATION OF MINUTES – The November minutes were presented after edits and accepted unanimously.

TREASURERS REPORT

IOB Treasurer's Report November 2021

Positives on Income:

• Bad Debt Write Off	+\$2,986
• Fines	+\$12,500
• IOB Late Fees	+\$2,346
• Kayak Income	+\$1,375
• ARB Fees Income	+\$4,000

Negatives in Income:

None

Common Area Expenses

Negatives on Expenses:

• IOB Real Estate Transactions	\$(2,880)
• CI Bridge Insurance	\$(1,194)

- Legal Services \$(2,024)
- IOB Equipment Expense \$(3,453)
- Landscape Materials & Supplies \$(2,517)
- Annual Meeting Expense \$(2,857)
- IOB Water \$(1,462)

Positives on Expenses:

- Maintenance and Enhancements +\$7,198
- ARB Professional support +\$3,280
- Community Events +\$2,923
- Electricity +\$1,941
- IOB Clubhouse O&M +\$1,245

Deer Island Income:

2021 DI Budget: \$32,730

Deer Island Expenses:

Deer Island expenses are \$(652) expensed YTD

Common Area Replacement Reserve: \$116,717 expensed YTD / \$216,669 Budget

Expenditures over 5,000:

- Islands Ave.- DeLa Gaye Repair & Seal \$24,125
- Clubhouse Expansion \$32,961
- CI Bridge Sealing \$12,760
- IOB Gym Equipment \$11,642
- IOB Storm Fund \$7,208
- Vacant Lot Maintenance \$5,296

Deer Island Replacement Reserve: \$40,273 expensed YTD/\$27,202 Budget

Expenditures over 5,000:

- DI Street Island Landscaping \$11,450
- DI Gate Entry Landscaping \$9,794
- DI Bridge Sealing \$8,990

Treasurer's recommendations of projects coming out of reserve for Q4 2021 are as follows:

- Is. Ave. & DeLa Gaye Street Repair/Seal **Complete**
- CI and DI Bridge Repair and Sealing **Complete**
- Front Gate Area Painting **Complete**
- Belle Grove Park Parking Project **Postponed until 2022**

Receivables over 90 days old \$29,713.74

Two properties are on the path to foreclosure

ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

PO BOX 1225
 BEAUFORT, S. C. 29901
 December 14, 2021
 Management Report

Management was in I.O.B. in November on the 2nd, 8th and the 22nd.

Andy with Andrews Engineering was sent an email requesting an update on the Belle Grove Park application. His reply is "It's under review at OCRM/DHEC. They typically take a few months to review and approve."

As of the typing of this report, management has not received an invoice from, Kolcun Tree aka AllCare for the fertilization the 2 Live Oaks in Median Islands Past Gate. They reported in October that it would be in a month or so. They will use a slow-release nitrogen fertilizer to help promote growth and vitality.

Landon's Backhoe, felt that at this time they are not equipped to handle our drainage problem 1 Islands Circle. Attempts to find a vendor who can recommend a fix is ongoing.

Pender Brothers has repaired the front gate.

Paul Tallmage was given the go ahead on cleaning/bush hogging the Association owned lots. He started last week, however had an issue and hopes to be back in I.O.B. this week.

A letter and email with photo were sent to the owner of Lot 3-024 aka 409 Battery Chase asking them to have the down tree removed by 12/08/2021. The owners contacted management and asked that we get a price to have them removed. Leon quoted \$250.00 to remove both trees, the owners have been made aware of Leon's price. Leon's contact information was provided to the owners. As of today, the owners have not given Leon the go ahead.

The owner of Lot 3-095 has had the dead tree on their lot removed.

Robert has received the copies of the revised plat of the club house area. This was done in-order to have it recorded to reflect BJW&S abandonment of the old easement that use to run through the area. The revised plat and a request to have it approved by the city, has been submitted to the city. Once the city approves the plat, it can be recorded in the Register of Deeds Office.

Management has asked for and received two quotes to install an above ground backflow preventer device on the irrigation meter at the foot of the Cotton Island bridge, near 400 Islands Avenue. The two quotes were sent to the Board. One quote was for \$1,380.00 and the other quote was for \$1,675.05.

Management has sent out 68 lot clean up letters, indicating that clean-up/bush hogging must be completed by December 31st. Fifteen owners have either paid the \$75.00 or asked that the association have their lot or lots cleaned and bill them.

The financials were email to all board members December 9, 2021.

Bills were mailed to all owners with a balance on December 2, 2021. Finance charges were applied if applicable.

There are 3 owners on the receivables as of 12/13/21. Two owners owe for noncompliance fines. One owner has one last payment to make for 2021.

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.	Lot 2-015 Beville	55 Anchorage Way	Kevin & Jessica Jones	4/28/21	from
5.	Lot 2-016 Beville	59 Anchorage Way	Kevin & Jessica Jones	4/28/21	From
6.	Lot 2-026 Sweat	18 Anchorage Way	William Scarbrough	4/30/21	From
7.	Lot 2-022 Spain	36 Anchorage Way	Emily & Robert Puckett	5/14/21	From
8.	Lot 3-094 Maynard	503 Plough Point	Bruce & Susan Sullivan	6/2/21	From

9.	Lot 4-013 Commarato	30 Islands Ave	Larry & Jeanie Brown	6/7/21 Fr
10.	Lot 2-028 Englehardt	10 Anchorage Way	Timothy Didonato & Linda Martinez	6/10/21 Fr
11.	Lot 4-005 Dickey	108 Sunset Court	Frank & Diana Downing	6/15/21 From
12.	Lot 2-018 Showalter	56 Anchorage Way	David Rigol	6/18/21 From
13.	Lot 3-083 Smith	329 De La Gaye Pt	Patrick & Mary Sculley	6/22/21 From
14.	Lot 4-025 Lackey/catron	404 Islands Ave	Geila Morris	6/25/21 F-
15.	Lot 4-010 Serafino	1 Islands Circle	H.Lattazio & T. Johnson	7/15/21 From
16.	Lot 3-099	293 De La Gaye Pt	Mark & Elizabeth Doornbosch	8/24/21 From oden
17.	Lot 3-078 Minetti	349 De La Gaye Pt	James & Deborah Reynierson	8/27/21 from
18.	Lot 2-029 Bledsoe	6 Anchorage Way	Eileen & Harry Meraklis	10/8/21 from
19.	Lot 3-001 Pettigrew	305 Islands Ave	Perrin & Debbie Babb	10/12/21 from
20.	Lot 3-002 Pettigrew	307 Islands Ave	Perrin & Debbie Babb	10/14/21 from
21.	Lot 4-022 Kaylor	410 Islands Ave	Nicole & Benjamin Boyde	10/14/21 from
22.	Lot 3-024 Falkenbach	409 Battery Chase	Douglas & Alisa Hogg	10/22/21 from
23.	Lot 3-035	4007 Battery Chase	Douglas & Alisa Hogg	10/22/21 from Hunt
24.	Lot 1-030 Draper	233 De La Gaye	Kent & Kathryn Rustad	10/25/21 from
25.	Lot 3-084 Pond	325 De La Gaye	Jean Ann Anderson	11/16/21 from
26.	Lot 3-062 Dunn	113 Palmetto Place	Cynthia & Joseph Poirot	11/16/21 from
27.	Lot 1-009 Stephens	133 Five Oaks Cir	Ben McCormick Homes-David Steele	11/19/21 from
28.	Lot 3-052 Larsen	108 Palmetto Place	Jon Wentzel & Duane Monahan	11/30/21 from

Pending Closings that attorneys have requested a certification of assessment:

1.	Lot 3-032	248 De La Gaye	William & Linda Daley	12/10/21 to Kevin Klingler
2.	Lot 1-029	229 De La Gaye	Karen & George Smedley	12/20/21 to Allison G. Lee
3.	Lot 4-024 McElveen	406 Islands Ave	Matthew T. McLaughlin	12/21/21 to Jon & Deanna

During the Management discussion it was mentioned that the Bell Grove parking lot plan has been abandoned at least for the near term.

ARB Report

12-14-21 ARB report to HOA

Currently all building projects are on schedule pending unforeseen supply chain shortages for critical mechanical components necessary for construction completion.

IOB residences are Custom homes – some more “Custom” than others. High end custom components may or may not be available on a timely basis, no matter when ordered. The ARB Administrator has discussed this with the various suppliers of our contractors, and the conclusion is that the current supply line bottlenecks have drawn some projects to a standstill. The owner/customer will not accept a lesser substitute for the custom components even if it causes a delay for construction completion.

The ARB anticipates the Genco property on Deer Is. to be cleared early in 2022.

The Fabbrini residence on Deer Island is on hold with the ARB.

Additionally, several recent purchasers of lots have expressed interest in building with the ARB Administrator, but no new plans have been proposed.

The Babb’s and the Dechovitz’s submitted new plans for ARB review to enhance the already existing landscape on their respective properties. The ARB approved the plans as drawn.

The Kresovich’s requested replacing the wood front steps with brick. The ARB approved the request.

The ARB Administrator is involved in drainage issues regarding new construction on Deer Island and continues to oversee responsible solutions for drainage concerns.

A resident owner and his GC have informed the ARB Administrator that a flooring issue may require remediation, but should not affect the construction time line.

The ARB is committed to enforcing a comprehensive landscape plan for new residences as reflected by the community desire to maintain as much green space appearance as possible.

2021 was a strong year for the ARB. 8 residences passed through the ARB this year, with the expectation that 2022 will reflect another year of robust growth. The ARB team continues to work together to influence the value added of high quality custom residences in the community.

Marketing Committee

November visits to our websites: gross visits = 1499. Net new visitors = 1468. Gross visits were about a 6% decrease to October numbers. Net new visits were a 3% decrease.

Sales leads were a total of (31). All were assigned a realtor and a welcome package was sent out to each.

- 13 wooded interior building lots are for sale at a median price of \$21K
- 10 marsh front lots are for sale at a median price of \$84K.
- 1 Marsh front lot and 1 Wooded Interior Lot are under contract in November
- 4 homes went under contract in November

1 Wooded Interior Lot sold in November 12-14-21 ARB report to HOA

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Clubhouse Committee.

In 2022 the new board will begin a discussion of the clubhouse needs moving forward and thereafter begin to develop a strategy to discuss how to address Clubhouse related issues.

Grounds and Landscaping

Grounds and Landscape Committee Report to IOB Board–December 14, 2021

Since the November 9 Board meeting, the Grounds and Landscape Committee has met twice - on Nov 11 and December 2.

The Committee held a second workday on November 19 to complete the improvements to the landscaping around the Cotton Island Dock sign. The Society Garlic plants were divided/replanted, the area around the pathway was weeded, and pine straw was spread.

At the November 11 meeting, Kat Klingler review the quote she had obtained from the new landscaping company by Taylor's on US 21 (R&M Landscapers) for removing 10 existing plants that are not doing well at the CI pump station and planting Sweet Viburnum. The firm will remove the existing plants and replace them with 7-gallon size Sweet Viburnum, add soil, fertilizer and mulch for \$1040 plus sales tax. The firm will provide a 1-year guarantee and check on the plants regularly. Work to be done after Thanksgiving. Committee approved project. Kathy to ask Bundy Management to "contract" with R&M and authorize payment from 2021 Landscape budget.

Master Maintenance List items were reviewed:

- a. Kathy will ask Bundy to arrange for Leon to clean up area along Islands Ave where damaged trees were removed by Southern.
- b. Group also discussed ideas for plantings in the large pot near the front of the Clubhouse and planting more Mexican bush sage by the transformers.

Kat mentioned that the swale by the Vaughn's home on Deer Island needs some attention; Kat and Kathy to walk around Deer Island with Becky Vaughn. Kathy will let Kat know when the Greenery contract ended/is to end for Deer Island. (Deer Island north end street island expired 8/21; Deer Island gate contract expires 2/22.)

Ideas for the December newsletter and future newsletters were discussed, including becoming an Audubon-certified neighborhood (Kathy Gardner to explore) and live Christmas trees that could be donated to IOB projects. Also, the best times to fertilize various shrubs and trees. Kat will prepare the educational content and Kathy W. will prepare the list of accomplishments for the newsletter.

The group discussed ideas for improving the front entrance area, including plantings in the kiosk island (to replace all or part of the grass area). Kathy will ask Missy Taylor about the rosemary species planted in her yard (*Dwarf Rosemary Huntington Carpet*). Other ideas to discuss further in December include Mexican Feature grass (ponytail) and coneflower. Questions arose about decorating the front gate for Christmas. Kathy W will pursue with Joan Dechovitz.

Kathy Gardner led a discussion of the Adopt-a-Highway program. She will get additional details including specifics about how many miles of clean up are required. We would like this to be a family-oriented activity and get kids involved if possible.

The G&LC budget status through 10/31/2021 was reviewed.

It was suggested that the gate sensor at the Front Gate should be raised above the level of the current plants to make it more effective. Alternatively, prune the foxtail fern.

At the December 2 meeting, it was noted that Kolcun's delivery/spreading of wood chips and fertilizing 2 live oaks in Islands Ave street islands is still pending. Hopefully this will be done in December as it is a significant budget item that we anticipated being funded from the 2021 budget.

Kathy W and Joan D spoke regarding the future sharing or transfer of responsibilities for future Christmas/holiday decorations at the front gate and kiosks. Materials will need to be purchased if decorations are to be expanded. G&LC to discuss in January.

Kat noted that the work by R&M Landscapers at the Cotton Island pump station is pending the submission of a proper insurance certificate by R&M. Bundy was asked to follow up with R&M on this. Work is expected to be completed in 2021, assuming paperwork issues are resolved.

Master maintenance list items were reviewed and updated. A new column has been added at David Jussaume's request, to record the date an item is added to the list. This information will be recorded as items are added in the future.

Committee discussed 2022 priorities, which will be prioritized at the January meeting. New members Kathy Gardner and Catherine Stewart will be joining the committee for 2022. Both have been actively participating already in G&LC activities.

Kathy questioned whether Specimen live oaks on IOB's easement in front of a resident's property should receive attention from the landscape committee. Alan suggested that the G&LC should bring a policy to the floor for consideration. As part of this discussion Eric indicated to the board that trees on an unimproved lot about to be built on are in the purview of the city and ARB.

UNFINISHED BUSINESS

NEW BUSINESS

A subject came up regarding dogs and other pets belonging to contractors being allowed on building sites. Fred Mueller reminded all that the ARB Guidelines do not permit contractors to bring pets to the job site. If this is seen to occur, then it should be reported to Fred.

There was also a discussion about the two theft events of Jeff Grisham's IOB landscaping equipment. Jeff will begin chaining equipment to make it harder to steal. David Stewart offered to find a game camera that can be used to overlook Jeff's truck and possibly catch the thief.

SPECIAL PROJECTS

There is nothing to report at this time. Special projects priorities will be initiated by the new board beginning with the January 11th meeting.

ADJOURNMENT

The meeting was adjourned at 5:03 pm.

Respectfully submitted,
David Stewart