



## **HOMEOWNERS ASSOCIATION**

Board of Directors Meeting  
February 8, 2022  
1:30 p.m.

### **CALL TO ORDER**

The meeting was called to order at 1:40 p.m. BOD members present were President Alan Dechovitz, Alex Kent, Eric Powell, Fred Mueller and Robert Bundy from BAM. David Jussaume attended via streaming due to illness. Nancy Brandt served as acting recording secretary until a replacement is found for retired member Dave Stewart. Others in attendance were the Kat and Kevin Klingler, Kathy and Scott Whitehead, Marilyn Mueller, Steve Tannenbaum, Gloria Papp, Nancy Hansen and Pat Kilcoyne. Annette Jussaume also attended via streaming.

### **APPROVAL OF MINUTES**

The minutes for the January 11 regular meeting and the January 25 special meeting were approved as presented.

### **FINANCE REPORT**

David Jussaume presented changes to the working budget that were made to the budget that was approved at the October 2021 annual meeting. Cuts were made to Common Area Operations to correct a projected deficit of \$24.4K. The new budget now shows a surplus of \$3.8K. Cuts were made to Marketing, Insurance and Taxes, Grounds and Landscape, and Clubhouse and Pool, thus cutting \$19.5K from the budget. Alan noted that nothing has been allocated for clubhouse maintenance. Alex and Eric will do a walk-thru to determine what work is necessary. Then it will be determined how to fund it. David continued presenting his report, which included a summary of IOB contracts and their duration, a summary of funds held in banks, an HOA assessment remittance history, and a historical context of common area operations assessment. It was noted that only the HOA president has the authority to sign contracts. In conclusion, David presented 2 money-saving recommendations for the BOD to consider:

- That requests for financial information that is beyond the scope of automatic reports should result in a cost to the requestor to fund the clerical expense.
- That the cost of the “new owner package” should be recouped from the new owner by adding a charge to their account. (last year 30+ closings resulted in \$750 expense to the association.)

A motion was made to accept David’s recommendations; it was accepted unanimously.

### **MANAGEMENT REPORT**

Management was in I.O.B. in January on the 3<sup>rd</sup>, 11<sup>th</sup> and 25<sup>th</sup>.

Some of the digitally copies from Andy with Andrews Engineering were received. DHEC has asked for additional information, the form was filled out by Andrews Engineering and forwarded to Alan for his signature.

Kolcun Tree aka AllCare did fertilization the 2 Live Oaks in Median Islands past the entrance Gate, last month.

Chris Rosengarten with Low Coast LLC, sent in a proposal to address the drainage issue at the catch basin next to 1 Islands Circle. It was expressed that the owner wanted to look into other possibilities, so no action by the Board was taken.

Pender Brothers has installed the Backflow Preventer device that BJWSA is requiring on Cotton Island, near 400 Islands Avenue. They have coordinated an inspection with BJWSA and the installation passed.

Paul Tallmage was sent over the list of lots to be cleaned/bush hogged on January the 4<sup>th</sup>. Paul, started the bush hogging last week.

Prior to getting sick Leon removed the down trees on Lot 3-024 aka 409 Battery Chase.

Crystal Springs, did give I.O.B. a refund for the returned bottles of water.

Management sent Skip Scarpa with Carolina Sport Surfaces Inc. an email requesting a quote to repair the several areas on the tennis courts. We also sent an email to Talbot Tennis asking for the same. Skip asked for photos. Talbot Tennis replied that they typically do not repair, they build and resurface. Pictures were sent to Skip and he replied \$500.00, based on the photos.

Leon (Mike) Wilson was in the hospital, he had a mild stroke and has COVID. He is now recovering at home.

BJWSA were notified of a sinkhole development around one of their caps. They have investigated, and started excavating to find and fix the problem, last week.

Management has received a signed W-9 and COI for R & M Landscaping; however, the COI did not include Workers Comp. insurance.

Management has received a COI from LowCo Gardeners, which does include Workers Comp. insurance. A signed W-9 has been requested.

The financials were email to all board members February 3, 2022.

Bills were mailed to all owners with a balance on February 2, 2022. Finance charges were applied if applicable.

There are 2 owners on the receivables as of 12/31/21. Two owners owe for noncompliance fines.

**2022 Closings**

1. Lot 3-079	345 De La Gaye	Charles & Kristin Bowling	1/6/22 from Abdo
2. Lot 3-102	281 De La Gaye	Joanne Beyer	1/7/22 from Weinman
3. Lot 3-055	114 Palmetto Place	John & Carol Phelps	1/20/22 from McNeil

4. Lot 3-101 Properties	285 De La Gaye	Eric & Annie Powell	1/25/22 from Commercial
5. Lot 3-051	106 Palmetto Place	Eric & Annie Powell	1/28/22 from Jones
6. Lot 3-066	105 Palmetto Place	Steve E. Block	1/28/22 from Bazemore

**Pending Closings that attorneys have requested a certification of assessment:**

1. Lot 3-090 Adrienne Frank	504 Plough Pt	Estate of Bono	1/31/22 to Adam &
2. Lot 3-111 Loescher	245 De La Gaye	Craig & Melanie Woodard	2/2/22 to Craig & Allison
3. Lot 3-058	120 Palmetto Place	Patrick & Margaret Walsh	2/11/22 to Regina Lysak
4. Lot 2-029 & Tracy Peri	6 Anchorage Way	Eileen & Harry Meraklis	2/14/22 to George Sparacio
5. Lot 4-018 Sullivan	418 Islands Ave	Robert & Robyn Conner	2/17/22 TO Jonathan
6. Lot 4-024 McElveen	406 Islands Ave	Matthew T. McLaughlin	2/18/22 to Jon & Deanna
7. Lot 3-096 Bytwerk	305 De La Gaye	Brian Hong & Jerry Beamer	2/21/22 to Bruce
8. Lot 3-030 Holdings LLC	240 De La Gaye	Adam Sean Ledford	2/25/22 to Pivotal

**OLD BUSINESS**

Klingler Transaction: The Bannon Law Group advised that acceptance does not set a precedent, and that there are no legal barriers. Alex warned about the language used to refer to the transaction; that this is a purchase at our discretion rather than a donation. This is so we aren't obligated to accept future "donations." A motion was made by Alex, seconded by Eric, to purchase the Klingler lot for \$10 on the agreed to terms, designating the land as a perpetual greenspace. The motion was passed unanimously.

Fred Mueller stated that Lot 18 on Cotton Island is closing. It has been suggested that the association could offer to sell a portion of lot 17 to the buyer. Fred suggested waiting to hear from their architect first to see how much is buildable before making the offer, because he wants to make sure that lot 17 remains usable to members.

Kathy Whitehead requested authorization for 3 items listed in the Grounds and Landscaping report for a total of \$48K. David Jussaume wants to meet with the committee before making that decision.

**NEW BUSINESS**

Alan reported that October 22 is the date for the next annual meeting.

Regarding the neighborhood directory, he asked if the board is ok with collecting email addresses. Receiving an affirmative, Scott Whitehead volunteered to collect the information.

There was a discussion about what to do when a tree falls on a vacant lot. In the past, the association would have the tree removed and assess the owner. It was agreed to let the trees stay down. If a leaning tree threatens a neighbor's property, let the 2 owners work it out. The wording will be changed so that the association will give a tree service recommendation to the owner but will not require removal.

There was a question regarding weight limit on our bridges. There is a 4-yard limit for concrete trucks in the ARB guidelines. Our policy was based on Fripp Island's policy, but the Fripp bridge is sinking, due to some improper repairs. Alan recalled that our bridges are built to highway standards and can accommodate any normal truck to 80K pounds gross weight and licensed to use South Carolina roads. Robert Bundy will look up the inspection report from McSweeny Engineering.

**Grounds and Landscape Committee Report to IOB Board – February 8, 2022**

The Grounds and Landscape Committee (G&LC) met on February 3.

So as not to be disruptive to Jeff's work, all communications to/with Jeff Gresham were requested to be handled through a single point of contact.

G&LC requested that in future years the Board budget separately the repair and maintenance of infrastructure, amenity structures, or grounds-related items such as backflow preventer inspections, irrigation repairs, power washing and water line repairs to docks, Jeff's chemicals, playground repairs, etc., and not include them in landscaping-type accounts.

Projects the Committee established as the highest priority for 2022 are modest improvements to the DeLa Gaye Dock entrance, the front gate, and trimming palms on 2-year cycle to reduce maintenance costs. The Cotton Island pump station project was placed on hold for now.

The Committee requested but did not receive authorization at this time for the following items, all falling within the Working Budget amount:

- 1) Up to \$1,800 for trimming 40 palms in June by Kolcun. Authorization needed now to obtain favorable pricing relative to 2020 trimming.
- 2) Up to \$2,800 for mulching street easements - chips (\$400) and labor to spread (up to \$2,400).
- 3) \$200 for plantings, soil amendments and mulch for front gate kiosk island improve

3-5-22 ARB Report to HOA

The construction of the Gardner, Bradley/Pettigrew, Baxley, DiDonato, and Briggs residences are all on schedule.

The Fabbrini and Genco residences are due to start in March or April.

There is a signed contract for the construction of the Archie Brown residence.

The Sculley and Dornbush residences are in ARB review, and the Anderson residence (lot 84) is with architects.

Lot sales on Battery Chase and Palmetto Place suggest residences will be constructed on the cul-de-sacs in the next year or so. Additionally, two lots on Dela Gaye have been purchased and will be combined for the siting of one residence.

The ARB administrator has received and approved minor landscape improvements from two residents.

**Social Committee Report to the Board of Directors for January 2022**

- Three new members were welcomed to the Committee: Kim David, Kaye Ertter, and Tamara Kent.
- Treasurer David Jussaume presented the Committee with its 2022 budget of \$12,500, of which \$4,500 is allocated for “Community Events” and \$8,000 for the Annual Party in October.
- Joan Dechovitz related a history of the Clubhouse and Social Committees.
- The Committee scheduled the following events for 2022. Target budgets for each event have been established.
  - Pi Day, Sunday, March 13, 5 pm
  - Kentucky Derby Party, Saturday, May 7
  - Solstice Party, Saturday, June 18
  - Annual Reading of the Declaration of Independence, Monday, July 4, 9 am
  - October party following Annual Meeting, October 22
  - Sugar Cookie Decorating Party for the children of IOB, early December
  - Merry Mingle, December 10
- “Save The Date” emails will be sent.
- The Social Committee will meet at the Clubhouse on the 1<sup>st</sup> Monday of every month at 5 pm. All are welcome.

**Marketing Report – January 2022**

Statistics for Private Communities:

- 526 Community page views
- 116 clicks to website
- 15 clicks to Facebook
- 11 sales leads

Statistic for our Website:

- 1,275 Total Users
- 1,591 Sessions
- 7,304 Page Views
- 4.5 Pages per session
- 8 sales leads

Minor changes were made to the website to update the fee structure for 2022. ARB updated their rules and regulations.

**Meeting 1/26/2022**

Discussion Points;

***Private Communities:*** One year contract 1/1/2021 – 1/1/2022, \$5,500

Extras: Featured community listing,: \$750 / week  
Secondary community listing: \$500 / week

220 leads in 2021; Total number June 2012 – 2021 = 1516;  
Click through to IOB website – 8378

At this time there are no plans on extending our contract to include Featured Communities. We will use this year as a measure to see what difference is made in the number of leads with just our listing and no Featured Communities.

There is a section of our listing that allows us to show five featured properties. At this time it is not in use. The old inactive listings were removed. Our plan for the future is to ONLY feature homes, not lots. Nancy will be in contact with Brenda at Private Communities to determine the correct way a listing should be sent to them. We have agreed that this process should be up to the listing agent who would be contacted with the appropriate info – once we have it from Private Communities. Nancy Hanson has agreed to follow through with this.

Slight changes were made to our PC listing to update the range of sale prices for homes / lots and to add more detail to a descriptive paragraph.

**Low Country Weekly:** Existing Contract June 2021 – June 2022 prepaid in 2021 for 10% discount  
We have 4 remaining runs: New dates: February 16, March 2, 16, 30  
These dates were chosen for the ½ price special – Buy two, get the third ½ price

**Visitor’s Center:** Canceled contract and removed display. Sent Kathy Bundy an email asking her to let me know if we receive an invoice for “damages” from the nail holes that held the display.

No date was set for our next meeting.  
The meeting was adjourned to executive session at 3:55 p.m.

Respectfully submitted,

Nancy Brandt  
ad hoc Recording Secretary.