



HOMEOWNERS ASSOCIATION

Board of Directors
March 9, 2022

CALL TO ORDER

The meeting was called to order at 1:35 p.m. by President Alan Dechovitz. In attendance were board members David Jussaume, Alex Kent and Eric Powell. Also attending were Robert Bundy from BAM, Kathy and Scott Whitehead, Kat and Kevin Klingler, Nancy Hansen, Catherine Stewart, Fred Mueller. David Papp, Cathy Gardner and Carmen Dillard joined the meeting later.

The minutes of November, December and February were approved.

FINANCE REPORT

David Jussaume presented changes to the budget from last month, weighing actuals vs budgeted. Under Common Area Working Budget, the actual expenditure was under budget by \$24k. The pool was overspent by \$485, but utilities, insurance, GIC committee and Social Committee underspent. He noted that rising costs will cause utilities to “catch up.” There was overspending on the pool due to maintenance. Deer Island is underspent on reserves, and on budget for operations.

On his next slide, David illustrated why our rainy day funds are low. The key words are “Accrual Basis.” The low funds are due to receivables from 44 owners at the end of February. 30 lots owe for cleanup/tree removal. \$39k is due from 2 owners who are on payment plans. 13 lots by 11 owners owe late payment assessments.

The next topic was background info on the cost history of bridge insurance between 2011 and 2021. A spike was noted in 2019 when the bridges were assessed. This history can be used to determine future costs. Kinghorn Insurance, who covers the bridges, offered 3 options for renewal of the 2022 policy. The baseline plan has a \$60k premium, up \$300 from last year. Options 1 and 2 have premiums of \$56k and \$52k, respectively. However, the deductible on these options is approximately 40% higher and very little savings. A decision by the board is due before the next meeting.

David talked about saving money by reviewing all contracts. Picklejuice maintains our website thru a contract with GoDaddy. We are currently paying for 4 domain names. Will Wareham recommended allowing 2 domain names to expire, and to continue our subscription on iobsc.com and iob.com.So

Islands OF BEAUFORT HOMEOWNER'S ASSOCIATION
P.O. BOX 1225
BEAUFORT, SOUTH CAROLINA 29901

Commented [NB1]:

MANAGEMENT REPORT

MARKETING REPORT

Private Communities

427 community view pages

53 clicks to our website

14 clicks to our Facebook page

28 sales leads - All leads received a Welcome Package, list of lots / homes for sale and were contacted by one of our Preferred Realtors.

IOB Website

Total Users: 1,131

Sessions: 1,427

Sessions per user: 1.26

Page Views: 6,682

Pages per session: 4.68

Avg Session Duration: 2:25

We had no meeting scheduled for the month of March.

ARB

Alex Kent had a meeting with residents of Deer Island over their concerns regarding construction traffic. He will be speaking to builders about where to park their trucks (one side of street only). There was concern about construction noise on Sundays and about trucks using the Deer Island Bridge. Signage will be added to allow only one construction truck on the bridge at one time. 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 Dombush 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.

CLUBHOUSE

Eric and Alex came up with 40 items that need to be addressed. The BOD will review the list. Window washing and pressure washing of siding and roof need to be done prior to the pool opening. A motion to go ahead with the cleaning, not to exceed \$3k was made and passed. The board approved opening the pool on April 1, 2022.

SOCIAL COMMITTEE

Our Pi Day celebration was a great success. The next event will be Derby Day at 5 p.m. on May 7.

GROUNDS AND LANDSCAPING

The Grounds and Landscape Committee (G&LC) met on March 3. 1. The March G&LC Newsletter (attached) was approved; The Committee requests that the Board approve the content and distribute the newsletter (attached) as soon as possible. 2. Treasurer David Jussaume attended the meeting to learn more about the Committee's work and 2022 plans. He explained the Board's process for developing, adopting, and modifying the approved budget into a "working budget" for 2022, with the goal of eliminating the operating deficit. Kathy reviewed the Committee's Charter/Mission Statement, which was developed/approved by the Board in August 2020. The Committee will take a fresh look at its role and landscape "zone" priorities, considering the different circumstances the HOA finds itself in now. The Committee explained the current 2022 monthly spending plan for the three landscape-related budget accounts: (1) Tree Work; (2) Mulch/Wood Chips/Pine Straw; and (3) Other Landscaping. Of the total \$43,700 allocated by the Board for these accounts, 91% is for non-discretionary maintenance items; 9% (\$3,820) is expected to be available for modest improvements. 3. The Committee requests Board approval for funding the following items during March. All of the items are included in the working budget amounts for the 3 landscape-related accounts. Maintenance: a. \$5,000 from Common Area operations budget - Mulch/Pine straw to improve safety and appearance of these amenities for prospective buyers and residents: a. \$2,000 for DeLa Gaye dock walkway mulch refresh (timing is linked to planned entrance improvement; last mulched before 2019) b. \$2,000 for Belle Grove park/playground area pine straw refresh (last done in July 2020) c. \$1,000 for Cotton Island Park pine straw refresh (last done sometime before 2019) b. \$1,800 from Common Area operations budget – Tree Work to reduce weeding and chemical use and improve

appearance of front entry and other prominent public areas by trimming up to 40 palms during the June annual window of opportunity (after bloom and before seed pods form/mature). Authorization required now to obtain \$45/tree discounted price. (Note: Any Deer Island palms approved for trimming would be charged to Deer Island operations budget.) c. \$800 from Deer Island operations budget for pine straw refresh at entry and on both sides of bridge to improve appearance and reduce weeds and chemical use near marsh (assuming Di residents concur) Improvements (from Common Area operations budget - Other Landscaping account): a. \$1,220 to make the DeLa Gaye Community Dock a more visible and attractive amenity to prospective buyers and residents by enhancing entrance: Labor to transplant 3-4 African Irises and add 1 or 2 Lantana to hold mulch near roadway; add mulch around new plants and entrance (labor and materials); labor to move a portion of the existing wood edging near road to widen entrance and relocate existing sign nearer roadway. Set up watering (materials: hose/drip/timer) to get plants established. b. \$200 to improve appearance of Front Gate entrance: Materials: 4 Foxtail ferns and mulch; Jeff will remove a few feet of grass at each end of kiosk island; G&LC Committee will provide labor on 3/15/22

OLD BUSINESS none

NEW BUSINESS

Alex mentioned concern about crab traps with dead critters being left in them to rot around the kayak dock. Alex and Tom Johnson are experimenting with solutions to the bird guano on the dock.

Alan said the drainage in the Palmetto Place cul de sac needs to be opened up so it accepts storm water at a faster pace. Another drainage easement needs to be wider and deeper. Gaske will do this for \$300.

The owner of lot 379 wants to purchase the easement adjacent to their lot. This is a legal matter that will be taken up in private session

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,

Nancy Brandt