



**Islands of Beaufort (IOB) Homeowners Association
Minutes of the Board of Directors (BOD) Meeting
Tuesday, July 12, 2022**

CALL TO ORDER – 1:30 PM

PRESENT FOR MEETING

Board Members: Alan Dechovitz, Alex Kent, Eric Powell, Carmen Dillard, David Jussaume

Bundy Appraisal and Management: Robert Bundy

IOB Community Members: Scott Whitehead, Fred Mueller, Marilyn Mueller, Robbie Smith, Mitch Mitchell

COMMUNITY COMMENTS/RECOMMENDATIONS

- Political signs on private vehicles
 - A complaint was made about profanity on a bumper sticker on a contractor employee's personal vehicle. The General Contractor had addressed the issue before the Association was aware of the issue.
 - According to the attorney for IOB, we have no authority to limit political speech on cars, boats, etc. Existing rules regarding political displays are governed by the Covenants and are enforceable.
- Pickleball nets and benches
 - Scott Whitehead called the manufacturer and was informed it will be September before the nets and needed parts arrive.
 - In the interim, Missy Taylor made some repairs until replacement is available.
- Extension of Pool Hours
 - Robbie Smith suggested that pool hours be extended past 8:00 pm. He checked the DHEC regulation, which says the type of pools (found in IOB) must close at sunset. Specifically, the regulation states "Sunrise to Sunset" (the time of which varies during the year.)
 - Currently, the IOB pool signage indicates specific hours for pool use from 8:00 am – 8:00 pm. (Robert Bundy said that the pool signs were recently changed to specific hours, rather than sunrise/sunset, based on the requirement of a recent DHEC inspector.)
 - An amendment can be filed with DHEC to extend the pool hours (past the posted time of 8:00 PM according to IOB signage) but will likely require a completed lighting survey.
 - With the current technology, any needed updates would likely involve a minimal cost to bring the pool area lighting up to code.
 - Alan recommends consulting with Year-Round Pools about this, and Robert Bundy will check with them.
 - The Club House work Eric is overseeing may be able to include any lighting updates needed.

- Robbie will verify the regulation again with DHEC. It would be good to mirror the regulation.
- Storm water on Deer Island (DI)
 - There have been multiple complaints regarding storm water pooling at the low point in Anchorage Way at the south end of DI and impacting lots 2-27 & 2-28. Investigation of the HOA records showed that the HOA does not own easements or common property between building lots sufficient to address the drainage issues in any obvious way. Members of the IOB Board met with the Genkos and DiDonatos both of whose properties appear to receive the storm water runoff. The result was that they would reach out to other DI residents impacted by this concern. The BOD's decision is to await the direction of the most impacted members on DI.
 - Mitch Mitchell commented about the recent three consecutive rainy days that created a lake on the street in front of his house with water coming up to his driveway. The problem needs to be addressed with a solution developed collectively and proactively. The city has been working with storm water issues in the Mossy Oaks area, so Mitch reached out to Bill Prokop for possible solutions. The Mossy Oaks solution has been successful so far, and a similar solution might be of benefit to those residents impacted on DI.
- Deer Island Gate Failure - When the DI gate failed recently, some DI residents felt they were trapped inside the gate. Alan and Robert will give instructions for opening the gate during a power outage. If requested, DI residents may have a key to unlock the gate manually. Instructions will also be made available. Robert has provided keys to some residents and will make sure we have a current list of who has keys.
- Jean Watson has been working on gym scheduling after talking to some of the gym users and other members of the community. The following changes are being made to encourage more residents to use the gym while continuing to support the desires of regular gym users:
 - Due to the small size of the room and limited number of machines, reservations are suggested. The reservation sheet is located in the clubhouse kitchen. Reservations are for time slots of 60 minutes and are open to individuals, family units or any group that mutually agrees to work out together.
 - If a resident reserves the gym but unable to utilize the reservation, that should be noted on the reservation sheet as soon as possible.
 - Any resident is welcome to use the gym when it is not reserved.
 - If the gym is reserved but the person(s) is a "no show" within 15 minutes of the reservation, another resident is welcome to use the gym during that reserved time.
 - At the completion of the workout, equipment used needs to be cleaned and return to its proper place.
- There have been numerous requests for a Community Directory. Residents must grant their approval/permission to have his/her name on the list. Marilyn Mueller has done a directory in the past and said she would be willing to facilitate this again. Alan Dechovitz and Carmen Dillard will provide information for Marilyn to update the directory.

PRESNTATION OF MINUTES FROM THE IOB BOD MEETING ON JUNE 14, 2022

Eric Powell made a motion that the minutes from the April IOB Board meeting be approved, and this motion was seconded by Alex Kent. The minutes were accepted unanimously by the Board.

Islands of Beaufort HOA Treasurer Report

July 12th, 2022 BOD Meeting

June 30th, 2022 Status

Treasurer's Highlights

1. Total Spend-to-Date across all 4 accounts: \$206.95K
2. ***Actual spend*** tracking to approximately 85% of Budget.
3. All four accounts are underspent.
4. Herbicide insurance paid.
5. Gasoline costs overspend for 1H - \$500.

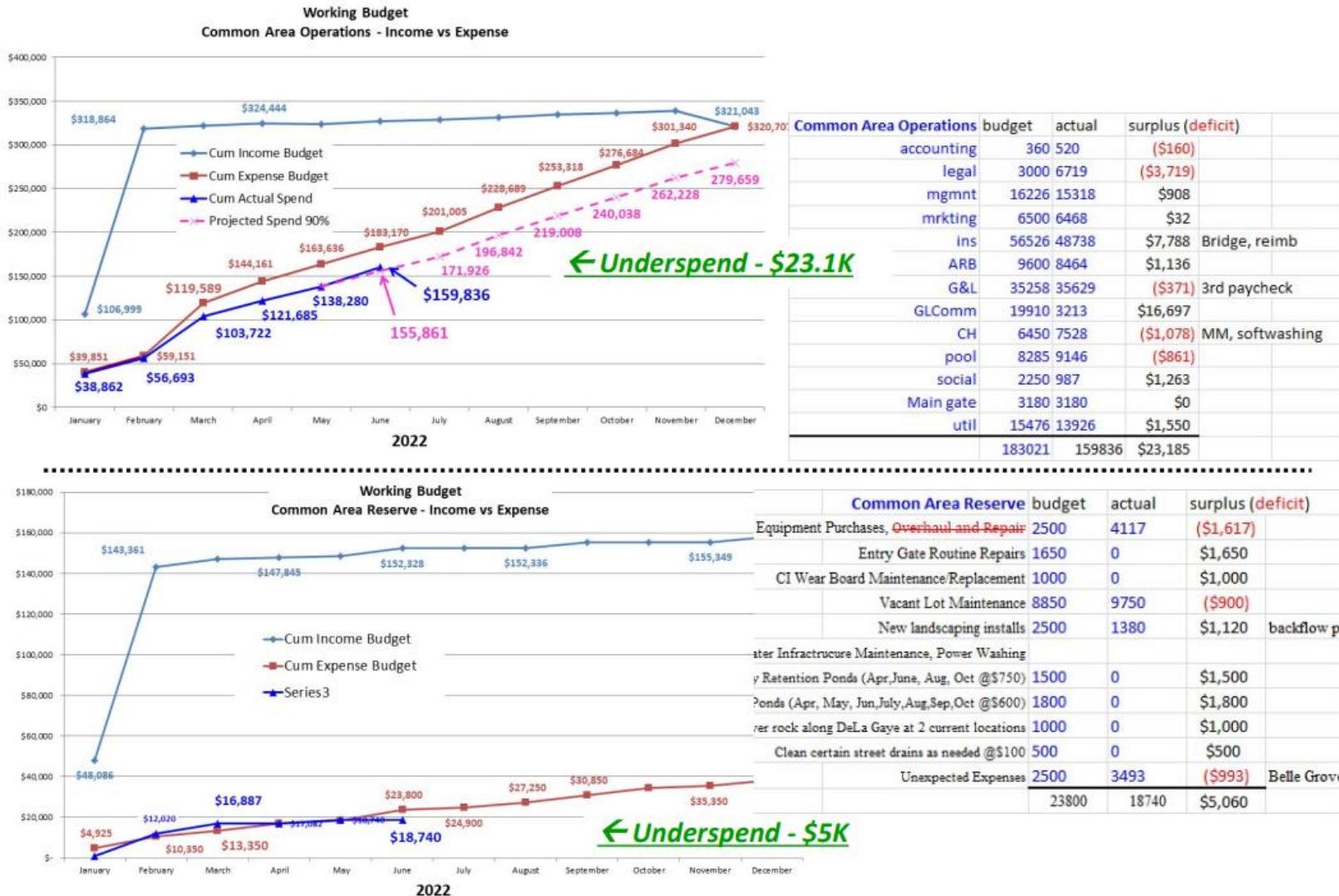
Look Ahead

1. Bridge inspections cost of \$6,000 (total for both bridges).
2. Clubhouse repairs.

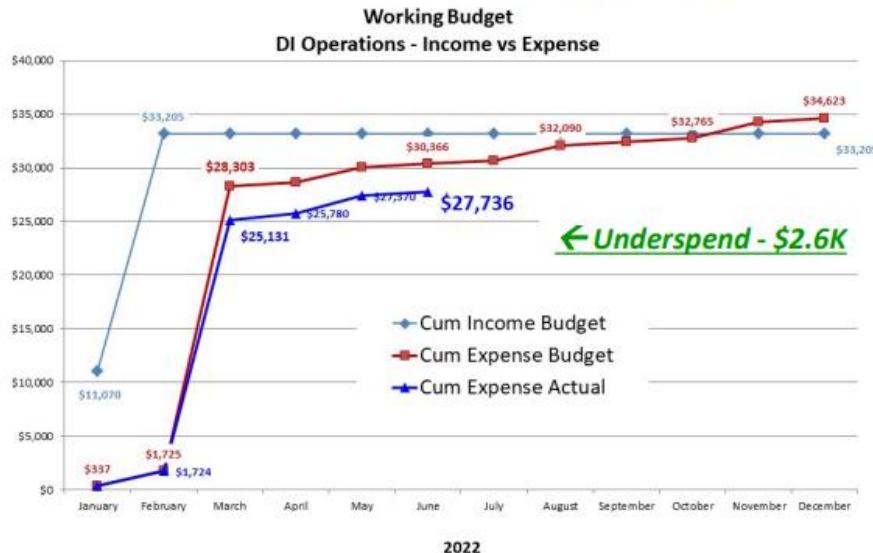
Decisions Required

- None

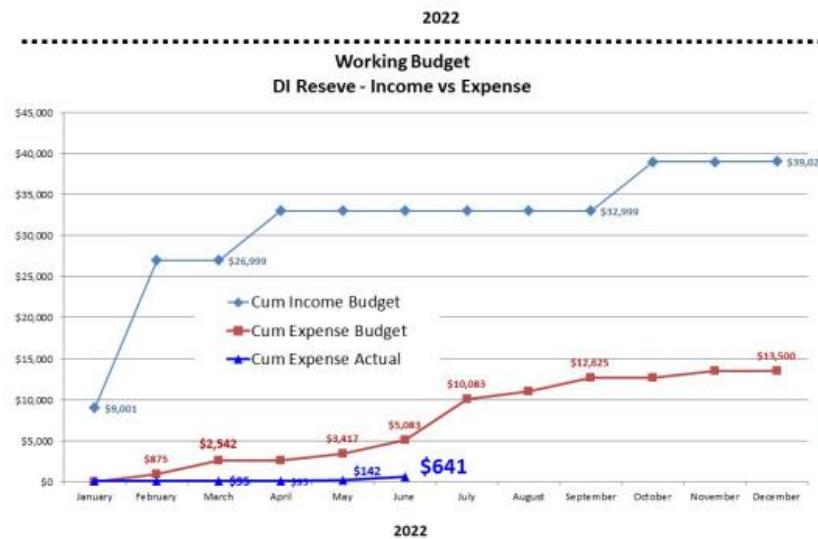
Working Budget Summary – Common Area Comparison of Plan to Actual



Working Budget Summary – Deer Island Comparison of Plan to Actual



DI Operations	budget	actual	surplus (deficit)
Deer Island Property Taxes	0	0	\$0
Deer Island Gate Equipment Lease	2100	2100	\$0
Internet [Hargray] for: DI Gate	805	802	\$3
Gate Phone (VoIP)	120	115	\$5
Deer Island Irrigation Water	608	1007	(\$399)
Landscape Maintenance Materials	0	0	\$0
or gate operation & well pump)	492	493	(\$1)
ter Infrastructure Maintenance	0	1200	(\$1,200)
Deer Island Bridge Insurance	26241	22019	\$4,222
	30366	27736	2630



DI Reserves	budget	actual	surplus (deficit)
DI Landscape repair	3333	95	3238
late maintenance, repairs, parts	1750	450	1300
ance concrete repair (west end)	0	0	0
Unexpected Expenses	0	96	(\$96)
Ridge Wear Board Replacement	0	0	\$0
	5083	641	4442

Cash Held In Banks (end of month)

Bank Balances (end of month)		2022						
	Type	Jan	Feb	Mar	Apr	May	Jun	Jul
Ameris		\$64,998	\$144,911	\$200,883	\$200,890	\$200,898	\$200,906	\$0
Common Area Res	MM	\$64,998	\$144,911	\$200,883	200,890.00	200,898.00	200,906.00	
First Citizens		\$45,374	\$45,364	\$0	\$0			
Common Area Ops	MM	\$566	\$556	\$0	<- closed; moved to SSB Common Area			
Common Area Res	MM	\$44,808	\$44,808	\$0	<- closed,moved to FFB Common Area			
First Federal Bank (FFB)		\$136,851	\$136,853	\$181,664	\$181,667	\$181,671	\$181,224	\$0
Common Area Res	MM	\$95,832	\$95,834	\$140,645	\$140,647	\$140,651	\$140,654	
Deer Island Res	MM	\$41,019	\$41,019	\$41,019	\$41,020	\$41,020	40,570.00	
Regions		\$150,228	\$150,229	\$155,230	\$160,231	\$160,231	\$160,733	\$0
Builder's deposits	checking	\$52,000	\$52,000	\$57,000	\$62,000	\$62,000	\$62,500	
Common Area Res	MM	\$98,228	\$98,229	\$98,230	\$98,231	\$98,231	\$98,233	
South State Bank (SSB)		\$180,751	\$298,896	\$223,509	\$184,646	\$166,840	\$148,507	\$0
Common Area Ops	checking	\$180,751	\$298,896	\$223,509	\$184,646	\$166,840	\$148,507	
Wells Fargo (WF)		\$110,853	\$149,821	\$169,339	\$145,619	\$143,964	\$143,570	\$0
Deer Island Ops	checking	\$22,685	\$43,057	\$54,171	\$30,450	\$28,794	\$28,447	
Common Area Res	MM	\$18,607	\$18,607	\$18,607	\$18,607	\$18,607	\$18,607	
Deer Island Res	MM	\$69,561	\$88,157	\$96,561	\$96,562	\$96,563	\$96,516	
Total =		\$689,055	\$926,074	\$930,625	\$873,053	\$853,604	\$834,940	\$0
Liabilities		\$53,365	\$52,112	\$57,983	\$63,578	\$64,164	\$65,288	\$0
Builder's Deposits		\$51,500	\$51,500	\$56,500	\$61,500	\$61,500	\$62,000	
Member Pre-Paid		\$565	\$565	\$1,434	\$2,078	\$2,664	\$3,288	
Accounts Payable		\$1,300	\$47	\$49	\$0	\$0	\$0	
Net=		\$635,690	\$873,962	\$872,642	\$809,475	\$789,440	\$769,652	



The IOB Board needs to develop a proposed budget for members for review by September before being presented at the annual meeting in October.

President's Budget Guidance – 2H22 & 2023

Second Half 2022

1. \$3000 Palmetto Place drainage and rip rap
2. \$40000 Immediate priorities clubhouse renovations
3. \$30000 Gym refresh (2008 & 2018 Miller-Dodson projected spend)
 - a. \$8000 Replace multi-station weight machine
 - b. \$3000 Replace recumbent bike with upright Peloton
 - c. \$8000 550 sq ft resilient flooring
 - d. \$5000 Fan, paint, wiring, repairs
 - e. \$2000 Miscellaneous
4. \$3000 Replace clubhouse wine cooler with ice maker
5. \$20000 Sod, irrigation and tabby stone walk to playground
 - a. Park sign on Islands Ave
6. \$9000 Bridge inspection report and repairs
7. \$2000 Benches for Pickleball courts

Year Ahead – 2023

1. Prepare budget alternatives at 8% and 12% fees increase
2. \$200k Grounds services replacing Jeff (~\$120k net increase)
3. +15% in bridge insurance
4. +8% in D&O insurance
5. \$25k Bridge and dock repairs. Sealing
6. \$35K Renovate old playground
7. \$25K DI north end street repair and sealing
8. \$50-60K Clubhouse renovations – interior paint, lighting, furniture

Alan began discussion regarding proposals to consider for the budget.

- For the second half of 2022:
 - \$3000 Palmetto Place drainage and rip rap
 - \$40000 Immediate priorities for Clubhouse renovations
 - \$30000 Gym refresh (Machine replacements, flooring, fan, paint, wiring repairs, etc.)
 - Marilyn Mueller informed the Board that when considering gym equipment, Peloton will stop making some equipment soon.
 - Alex Kent recommended a formal plan for the gym be developed that has some longevity.
 - Eric Powell said Creative Interiors can be contacted for the flooring.
 - \$3000 Replace Clubhouse wine cooler with ice maker
 - \$20000 Playground Area improvements (Sod, irrigation, tabby stone walk to the playground, Park signs (for the Playground) on Islands Avenue
 - \$9000 Bridge inspection report (approx. \$6000) and repairs
 - \$2000 Benches for pickleball courts (to replace highchairs which are seldom used and need of repair)

- Scott recommended the Board consider converting one of the tennis courts to create two pickleball courts. Pickleball has become a very popular amenity for IOB residents, and it is a year-round sport. Robert Bundy got a quote for another community of about \$31,000 for one tennis court and two PB court conversions. Due to the popularity of Pickleball, it might be difficult to schedule this year. Scott recommends \$35,000 for the budget.
 - A recommendation was made to get quote to also replace the bench on Cotton Island in addition to 2 benches for Pickleball/tennis. Benches are heavy and resistant to weather.
- For the 2023 year ahead:
 - Prepare budget alternatives at 8% and 12% fee increases. According to the covenants, the maximum increase is 15%.
 - \$200k Grounds services replacing Jeff (~\$120k net increase)
 - The Grounds and Landscaping committee is preparing information to seek bids and get estimates for auctioning off equipment currently used by Jeff.
 - +15% for bridge insurance (a substantial increase in insurance is expected.)
 - +8% in D&O insurance
 - \$25k for bridge and dock repairs (Sealing and board repairs as needed on both)
 - \$35k to renovate the area that was the old playground (i.e., grass, retaining wall, etc.)
 - \$25k for Deer Island north end street repair, sealing, and fixing potholes
 - \$50-60k for Clubhouse renovations (i.e., interior paint, upgrade lighting, furniture upgrades, etc.)

MANAGEMENT REPORT – ROBERT BUNDY, BUNDY APPRAISAL AND MANAGEMENT

- Management was in I.O.B. in June on the 2nd, 14th, 21st and 28th.
- Leon cleaned/cut the common area behind 272 through 304 De La Gaye. He also cut Lot 17 Cotton Island. (Fred – should be on routine maintenance – monthly on summer, every two months on winter. About \$200 per mowing. Also cut weeds at well head at park.)
- Paul Tallmage met with Alan at the end of Palmetto Place, and a plan was developed to enhance the drainage at that location. (Paul has equipment – backhoe- to dig out the retention ponds and get dirt away from the concrete....)
- Still no reply from Jimmy Varnes of LowCo Gardeners. An email was sent inquiring when he may be about to resume work on the retention ponds and swales. As of the typing of this report he had not replied. He did clean out the one on Lot 1-026 (has not done anything with dry/wet retention ponds. See if Leon can cut down bushes growing into retention ponds. Robert will check with Leon.)
- John Ferrier with Dominion Power was asked about the two test lights. He replied that he put in the change order the week of the 20th. Robert checked yesterday and the lights still appear to have glass panes in them. Robert asked John to check on the lights again. (need to determine which one to replace between the two. Alan is not interested in any of them stating they are too bright. Alan – bring a proposal where the light can go down.)
- Two companies have I.O.B. on their waiting list for Pickleball replacement nets. A third company gets their supplies from the two companies that have us on their waiting list.
- Kolcun/AllCare was given the contract to remove the small palms behind the clubhouse, remove a dead/dying hardwood to the left of the clubhouse parking lot and a hardwood on the right

side of the gravel driveway leading to the basketball court, and the hardwood across from 265 De La Gaye.

- The financials were emailed to all board members July 6, 2022.
- Finance charges were applied if applicable to owners with balances. Bills were mailed and emailed.
- Numbers as of 7/11/22, three owners are paying monthly. One owner made a part payment in April. Two owners owe for lot cleaning. One owner owes fines and the 2022 assessment. One owner owes for gate remotes.

2022 Closings

#	Lot	Address	Purchaser	Closing Date/Seller
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	285 De La Gaye	Eric & Annie Powell	1/25/22 from Commercial Prop.
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
7.	Lot 3-111	245 De La Gaye	Craig & Allison Loescher	2/2/22 from Woodard
8.	Lot 3-090	504 Plough Pt	Adam & Adrienne Frank	2/7/22 from Bono Estate
9.	Lot 3-058	120 Palmetto Place	Regina Lysak	2/11/22 from Walsh
10.	Lot 2-029	6 Anchorage Way	George Sparacio & Tracy Peri	2/14/22 from Meraklis
11.	Lot 4-018	418 Islands Ave	Jonathan & Nikole Sullivan	2/17/22 from Conner
12.	Lot 4-024	406 Islands Ave	John & Deanna McElveen	2/18/22 from McLaughlin
13.	Lot 3-064	109 Palmetto Place	Alan & Lisa Tomlin	2/18/22 from McNeil
14.	Lot 3-030	240 De La Gaye	Pivotal Holdings LLC-E.Knight	2/25/22 from Ledford
15.	Lot 3-038	272 De La Gaye	Daniel & Carrie Moody	3/2/22 from Glimmerveen
16.	Lot 3-039	276 De La Gaye	Daniel & Carrie Moody	3/2/22 from Creamer
17.	Lot 3-015	418 Battery Chase	T. Newberry-Farm Qtr Invest	3/18/22 from Coleman
18.	Lot 3-018	421 Battery Chase	T. Newberry-Farm Qtr Invest	3/18/22 from Wood Trust
19.	Lot 1-015	220 De La Gaye	Anthony Hutcheson	3/18/22 from Patterson
20.	Lot 3-020	417 Battery Chase	Mark & Christy Pincheon	3/25/22 from Lepore
21.	Lot 3-022	413 Battery Chase	T. Newberry-Farm Qtr Invest	4/1/22 from Neiko
22.	Lot 3-031	244 De La Gaye	Timothy & Joan Kane	5/2/22 from Feldman
23.	Lot 3-076	317 Islands Ave	Ron Van Beek/Mary Hughes	5/13/22 from Keim/Peitz
24.	Lot 3-060	117 Palmetto Place	George Kamil/Jacqueline Milad	5/17/22 from Frey
25.	Lot 3-026	405 Battery Chase	Christine/Chris Cotterill	5/27/22 from Bonds
26.	Lot 3-057	118 Palmetto Place	Virginia Lee Kozak	6/2/22 from Marconi
27.	Lot 1-017	228 De La Gaye	Daniel/Jeannine Wolfe	6/3/22 from Babb
28.	Lot 4-011	20 Islands Ave	David/Gloria Papp	6/10/22 from King
29.	Lot 1-005	118 Five Oaks	Charles/Samantha Nechtman	6/10/22 from Crawn

Pending Closings (where attorneys have requested a certification of assessment):

Lot 3-035 205 De La Gaye Jeffrey Mangan 7/7/22 from Fred White

Other Management Points of Discussion:

- Robert sent pictures of highchairs on courts to see if Grayco will send parts. He may have to take the chairs to Grayco to replace the parts if they won't send the parts to us. If the chairs can be repaired, they should probably be anchored again with chains so they can't be moved.
- Kolkum is backlogged for 8-10 weeks. It was recommended they be contacted to see if the job can be moved to a sooner date before the palm tree fronds drop.
- Fred Mueller recommends that IOB establish strategic relationships/alliances with key suppliers. Instead of getting numerous quotes, we would have "go to" people.

COMMITTEE REPORTS

MARKETING COMMITTEE – MARILYN MUELLER/ALAN DECHOVITZ

Private Communities

- 387 community view pages ↑
- 70 clicks to our website ↓

25 clicks to our Facebook page ↓

IOB Website

- Total Users: 934 ↓
- New Users: 913 ↓
- Sessions: 1,082 ↓
- Page Views: 4,423
- Pages per session: 4

9 sales leads from both Private Communities and IOB website ↓

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

Lead requests continue to be down due to lack of advertising.

The Committee continues to post pictures on our Facebook page. We have received one direct lead from Facebook. The unknown factor is ... do folks who are on our website or Facebook, call realtors or IOB directly for info rather than request information by email.

Homes are selling quickly but lots sales seem to be slowing down primarily due to cost of building.

There were no meetings in June.

ARCHITECTURAL REVIEW BOARD (ARB) – FRED MUELLER/ALEX KENT

- One under-construction residence on Deer Island has received the C of O, bringing the number of completed residences at Islands of Beaufort to 88.
- Five residences are under construction (2 on Deer Island and 3 on Dela Gaye).
- Four additional residences are ARB approved (1 on Deer Island, 2 on Dela Gaye, and 1 on Palmetto Place), with construction to start within the next month or so.
- One residence is in ARB review.
- By the end of 2023, it is anticipated there will be 98 residences completed. Currently there are 78 homesites available for building.
- Inquiries to the ARB Administrator continue from those interested in building at IOB, although it is difficult to determine whether the inquiries will turn into commitments. Lot closing results speak for themselves independently.

CLUBHOUSE COMMITTEE – ERIC POWELL

- There was discussion at the last meeting about converting the pool pumphouse to bathrooms. The original plan of reworking the handicap ramp, and the possibly relocating it to the driveway side of the Clubhouse, was discussed. It was decided to proceed with the original layout. Eric

will look at running the ramp that enables a future rear hallway and relocated stairs as proposed in the architectural concepts last year.

- Clubhouse Security Camera System – The cost will be about \$3000 to replace the existing camera system with an upgraded HD system. This includes eight cameras, an app based, modernized system, and access HD (like a Ring type app). Cameras can be placed where we like. A recommendation was made to do away with the old cameras and let the contract expire with Custom Security once it is determined if the cameras are leased or owned. Alex will meet with Randy about the camera placement and oversee the project. The project was approved by the Board not to exceed \$3500 .
- The tree with a dead top by the Clubhouse is supposed to be removed. A recommendation was made to remove leaves in the area near the tennis/pickleball courts and put down crushed stone (plantation mix) that would allow more parking.

SOCIAL COMMITTEE – ALAN DECHOVITZ

Alan met with the Social Committee to discuss plans for the upcoming IOB Annual Party in October. He approved the Social Committee sending a deposit to Grace and Gouda for a Charcuterie Board like the one created for last year's annual party. The Social Committee is substantially reducing the cost incurred for the annual party to approximately \$5k.

GROUNDS AND LANDSCAPE COMMITTEE (G&LC) – ALEX KENT

The Grounds and Landscape Committee (G&LC) met on June 30.

- The Committee reviewed and approved the document identifying specifications for the landscaping work required to keep IOB safe and beautiful. The document was sent to Alex Kent with a request that he review it with Jeff Gresham to resolve a few questions and ensure it covers the work he currently performs. Then the document will be ready for submission to the Board.
- Kolcun Tree Service is scheduled to prune 33 IOB Sabal Palms (including 3 on Deer Island) while the palms are in bloom. The trees have been flagged for Kolcun to prune under the agreement signed in April (\$1,800 total -- \$45/tree, split between Common Area and Deer Island Operations budgets). Kathy sent a map identifying the locations of the trees to Kolcun on 6/30; Kat Klingler will be the on-site contact person if Kolcun needs assistance while Kathy W is out of town 7/1-7/16.
- The projects for which R&M Nurseries was engaged were largely completed on June 21. As a reminder, the projects are:
 - Mulching/pine straw refresh for Belle Grove park/playground area (\$1,514.93) and Cotton Island Park (\$699.25), both funded from Common Area operations budget; (R&M to return to widen the mulch area around the playground to the specified 4'; Otherwise, work completed.)
 - Mulching/pine straw refresh for Deer Island entry and bridge approaches and north end street island (\$1,463.59 from Deer Island operations budget); Completed.
 - Enhancing entrance to Dela Gaye community dock entrance by widening entrance walk, moving/adding modest plantings, and relocating the amenity sign so it is more visible (\$1067.81 including mulching dock pathway, from Common Area operations budget). (Complete, except that rather than replanting the African iris that were removed, R&M potted them and took them to their nursery to water and care for during this extremely hot weather. They will return in a month or two to replant them.) A simple watering system was set up by the Committee to water the Lantana near the entrance, which was transplanted and pruned.

- The Committee's suggested modifications to its charter are pending Board approval.
- Three other significant projects for which G&LC continues to plan are:
 - 1) Christmas Dahoon Holly/Eastern Red Cedar project (residents could purchase live Christmas trees and donate them to be planted on IOB property right after the holidays). Kat Klingler and Kathy Gardner are researching growers who could obtain trees for IOB on a direct basis. Potential planting locations are being identified, as well.
 - 2) Mapping key specimen trees (e.g., live oaks, palms, magnolias, red cedars) on IOB property during 2022. Existing topographical surveys of Common Areas have been obtained. The output of the project will be helpful in developing plans and future budgets to care for the most important trees.
 - 3) Developing a plan to improve the safety of sidewalks, particularly those with significant drop offs at the edges. G&LC mapped these locations last spring.

Other G&LC Points of Discussion:

- Alex will meet with Jeff Grisham in advance of the HOA meeting.
- Eric mentioned that the ivy in front of the Clubhouse needs attention.
- The committee is putting together a plan for live trees for the holidays to be planted.
- Jeff took the initiative to rake and spread all the mulch delivered by the vendor for the Belle Grove Park Pathway to make it more walkable. Unfortunately, when delivered, the vendor just dumped the mulch in a pile rather than also spreading it.
- A new sign was installed for the Dela Gaye dock.
- As the weather begins to cool and the dock is used more frequently by more residents, the lighting should be improved. Eric will get a quote.

OLD BUSINESS

- Next steps on Palmetto Place drainage
 - We have an easement on that land. The adjacent property owners have been notified of upcoming needed work that needs to be done.
 - Will also widen system to hold water until it percolates.
- Replacement streetlight plan
 - The two lights installed last month by Dominion are much too bright. The fixtures are acceptable, but another solution needs to be developed to dim the lights.
- Reserves priority setting (18-month horizon)

NEW BUSINESS

- Landscape contractor outsourcing updates (no comment)
- Budget planning
 - David Jussaume will get a first draft to get to the Board by the end of the month.
 - Priorities need to be determined now to get a budget prepared for review by the target date of September 9.
 - This will allow the Bundys to compile all information for the residents and mail (with 30 days notice).

The meeting adjourned at 3:12 pm and the Board went into Executive Session to discuss legal and property matters.

Respectfully submitted,

Carmen Dillard