



Islands of Beaufort Homeowners Association Board of Directors Meeting

Tuesday, November 15, 2022

1:30 PM

CALL TO ORDER at 1:31 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: Fred Mueller, Marilyn Mueller, Scott Whitehead, Kathy Whitehead, Chris Blais, Robbie Smith, Randy Dominic, Pat Kilcoyne, Gloria Papp, Jonathan Sullivan

COMMUNITY COMMENTS

- Pat Kilcoyne recommended that the community honor Jeff Gresham in a special way beyond his retirement reception to remember all he has done for the community. After discussion of this idea during the meeting between Alan, Alex, and Eric, the Board decided to dedicate an area of the community with a plaque honoring Jeff. Jeff will also be given an IOB swag, hat, a beach bag, and a clicker with a perpetual gate code so he can come back to visit.

PRESENTATION OF MINUTES – OCTOBER 2022

Eric Powell made a motion that the minutes from the October 2022 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

November 15th, 2022 BOD Meeting

October 31, 2022 Status

Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$346.86K. (3 of 4 accounts are under plan.) (Slides 2-5)

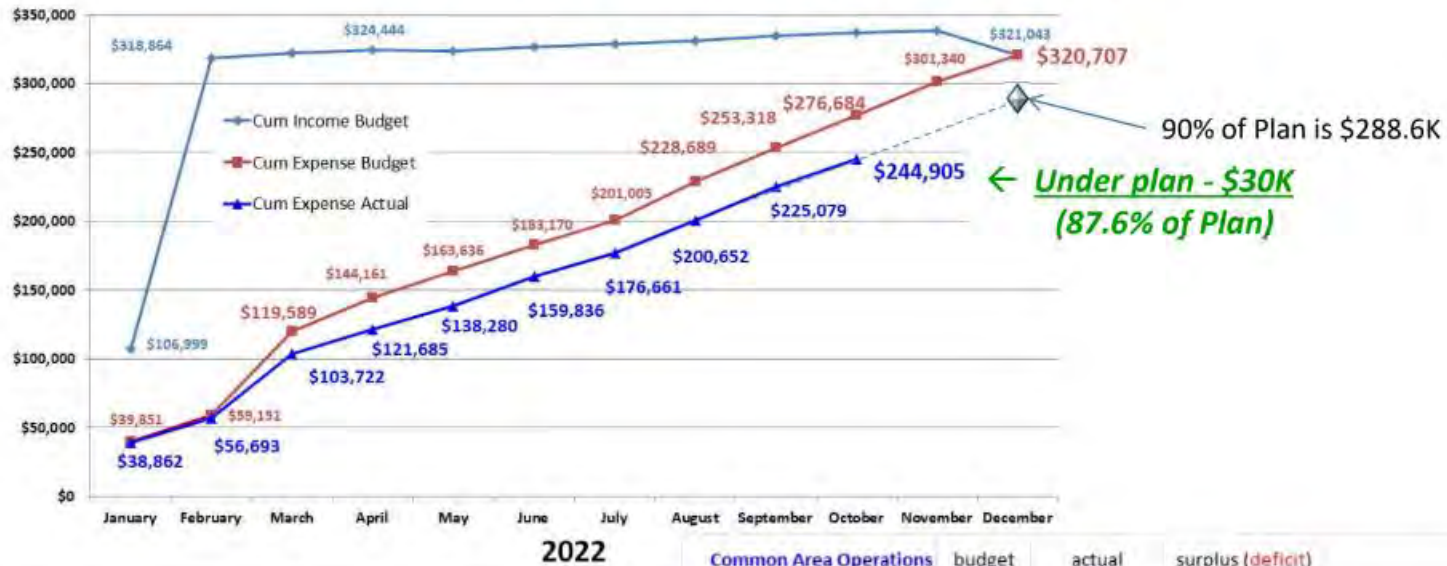
Look Ahead

1. Gym equipment invoices.
2. Clubhouse repair invoices: ADA ramp.
3. Bridge replacement cost estimate and repairs, if any, as noted in reports.
4. Approximately \$2K more in spend in Social Committee.
5. Invoice for Benches for Tennis courts.
6. Holiday Decorations.

Decisions Required

1. None

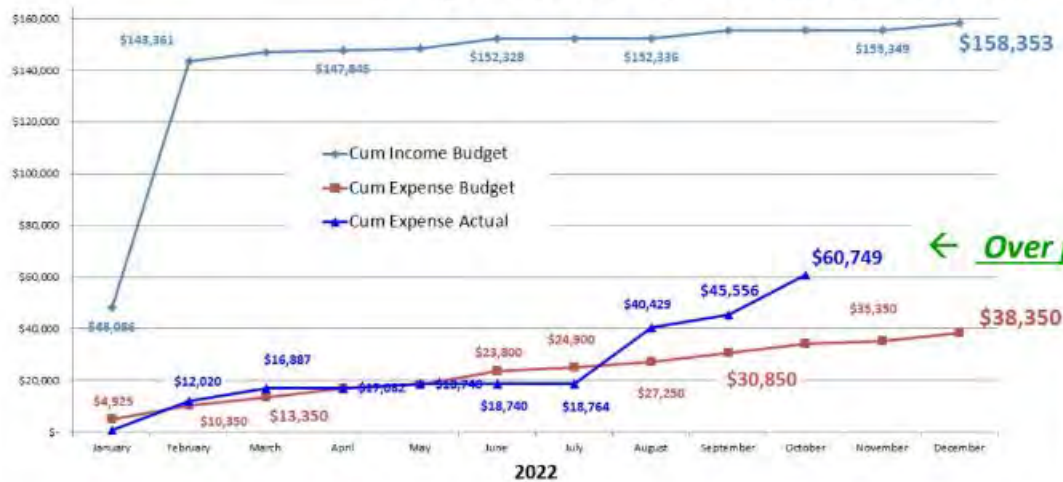
Working Budget Summary Common Area Operations Comparison of Plan to Actual – Accrual Basis



Common Area Operations	budget	actual	surplus (deficit)	
annual mtg	1660	1421	\$239	
accounting	360	645	(\$285)	
legal	5000	8099	(\$3,099)	
mgmnt	26910	25573	\$1,337	
mrkting	7467	9031	(\$1,564)	\$1200 for Trademark
ins	56526	48448	\$8,078	Bridge, reimb
ARB	15900	14880	\$1,020	
G&I	59640	59623	\$17	gasoline
GLComm	39200	16913	\$22,287	
CH	10400	11690	(\$1,290)	MM, softwashing
pool	13658	14771	(\$1,113)	chem, repairs
social	9083	6158	\$2,925	
Main gate	4770	4380	\$390	
util	25793	24694	\$1,099	
Total	274707	244905	\$30,041	

74% of Surplus

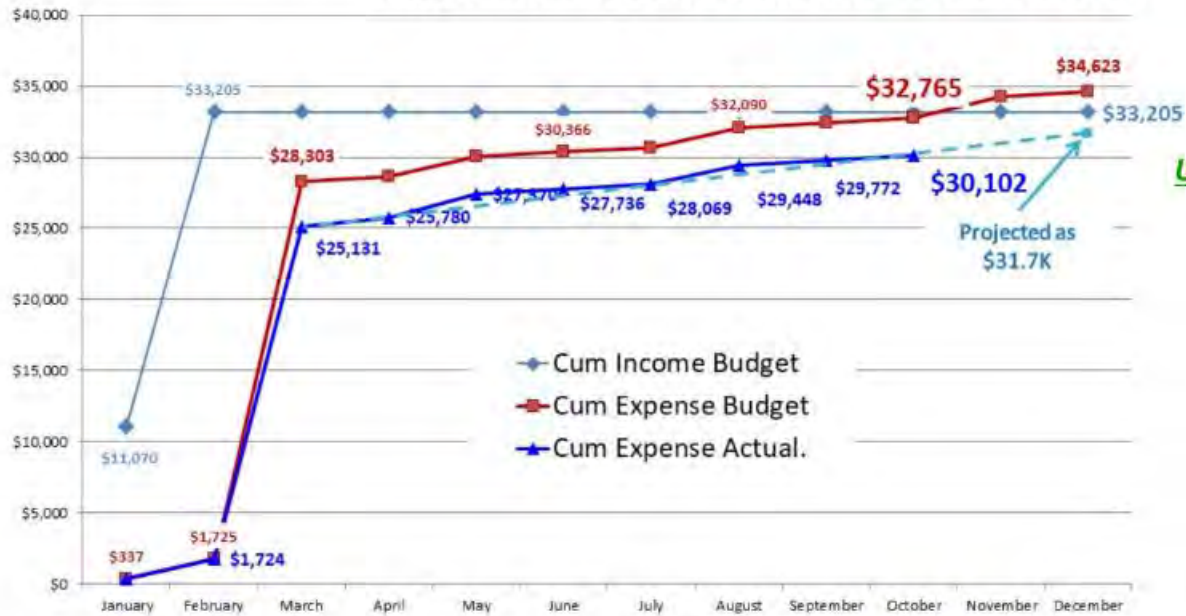
Working Budget Summary Common Area Reserves Comparison of Plan to Actual – Accrual Basis



← **Over plan - \$26.4K**

Common Area Reserve	budget	actual	surplus (deficit)
Equipment Purchases	4167	4117	\$50
Entry Gate Routine Repairs	3300	0	\$3,300
Year Board Maintenance/Replacement	1000	0	\$1,000
Vacant Lot Maintenance	8850	9750	(\$900)
New landscaping installs	3750	1380	\$2,370
Cleaning Dry Retention Ponds	3000	24	\$2,976
Cleaning wet Retention Ponds	4200	0	\$4,200
Refresh/add river rock along DeLa Gaye	1500	0	\$1,500
Clean certain street drains	833	0	\$833
Unexpected Unplanned Expenses	3750	19382	(\$15,632)
House Expansion/Repair/Enhancements	0	10156	(\$10,156)
IOB Gym Equipment	0	15940	(\$15,940)
Total	34350	60749	(\$26,399)

Working Budget Summary Deer Island Operations Comparison of Plan to Actual – Accrual Basis

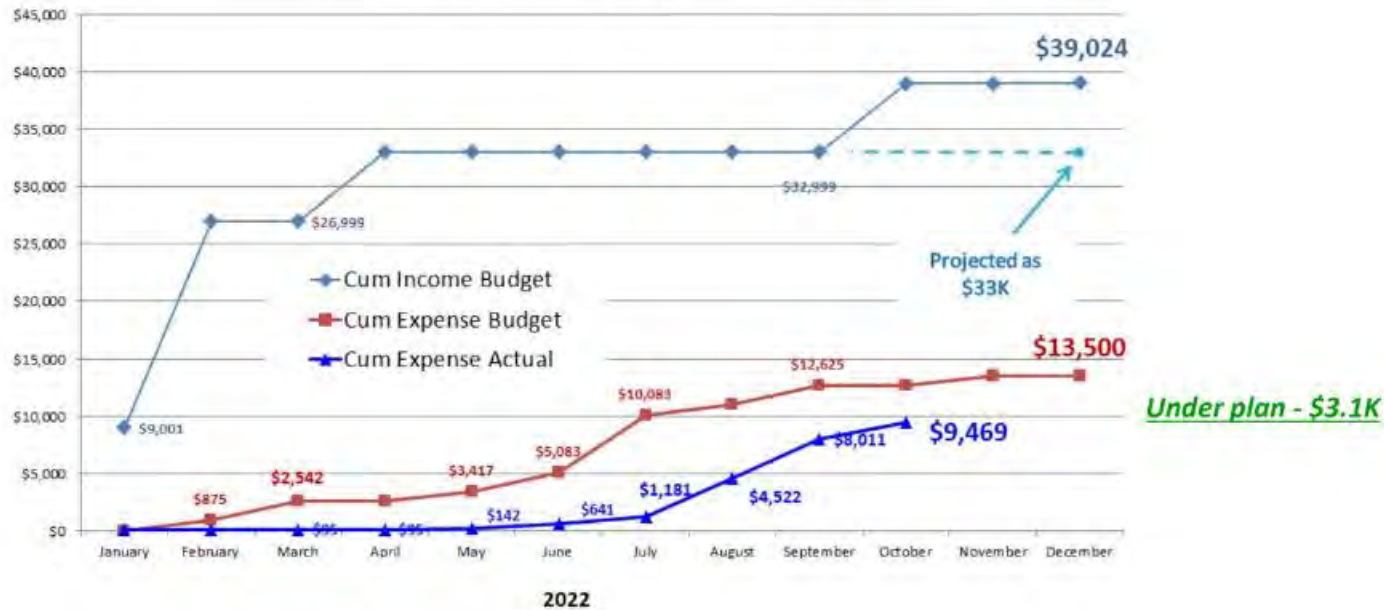


Under plan - \$2.6K

2022

DI Operations	budget	actual	surplus (deficit)
Deer Island Property Taxes	0	0	\$0
Deer Island Gate Equipment Lease	3150	3150	\$0
Internet [Hargray] for: DI Gate	1342	1340	\$2
Gate Phone (VoIP)	200	156	\$44
Deer Island Irrigation Water	1013	1437	(\$424)
landscape Maintenance Materials	0	0	\$0
1 (for gate operation & well pump)	820	800	\$20
water Infrastructure Maintenance	0	1200	(\$1,200)
Deer Island Bridge Insurance	26241	22019	\$4,222
Total	32766	30102	2664

Working Budget Summary Deer Island Reserves Comparison of Plan to Actual – Accrual Basis



DI Reserves	budget	actual	surplus (deficit)
DI Landscape repair	5000	95	\$4,905
DI Gate maintenance, repairs, parts	2625	1496	\$1,129
Entrance concrete repair (west end)	0	0	\$0
Unexpected Unplanned Expenses	0	7878	(\$7,878)
Bridge Wear Board Replacement	5000	0	\$5,000
	12625	9469	\$3,156

MANAGEMENT REPORT – ROBERT BUNDY

- Management was in IOB in October on the 4th, 11th, 14th and 22nd.
- The bridge reports were sent to O’Quinn Marine who was asked to give us a price to do the recommended repairs as outlined in the two inspect reports. An email was sent asking if a date for making repairs has been set. Nancy replied that she would check on the start date.
- Low Coast completed the work at Palmetto Place and the main drain leading to the retention pond behind the basketball court.
- Two new pickleball net assemblies were ordered and received. There is still no word on when the replacement nets will be available.
- Robert sent Taylor Borger with Taylor Made Electric another email regarding a quote for the lighting survey. Taylor replied.
- The two benches for the tennis courts were received and delivered. Seaside Casual sent replacement parts for the damaged high-top chairs. Grayco people picked up the high-top and took them back to the shop for repair. (Alex commented that one bench on the tennis court was to replace CI bench. Robert will order another one since two benches were intended for the tennis courts. The current CI bench needs to be disposed of as it is in poor condition.)
- Eagle Electric was given the contract to connect the power to the Cotton Island dock. The estimate is \$1,950.00. They plan to be on site this Thursday, weather permitting.
- Another email was sent to O’Quinn Marine as to when the damaged ladder on the Cotton Island dock will be repaired. Nancy also stated she would check on the status regarding the ladder.
- Lot clean up letters were mailed and emailed November 14, 2022, giving each owner until December 31, 2022, to clean up their lots or to notify management that they want the Association to have them cleaned. The per lot bush hogging quote from Paul Tallmage is \$160.00, and The Greenery quote is \$150.00 to \$200.00.
- The financials were emailed to all board members November 7, 2022.
- Finance charges were applied if applicable to owners with balances. Bills were mailed and emailed.
- Two owners on the receivables as of 11/15/22. One owner is paying monthly. One owner owes fines and the 2022 assessment.

Other comments:

Several comments were made regarding the lighting around the Clubhouse, around the pool, and on the screen porch.

- Alex recommended that all bulbs be replaced to provide brighter light, to include can lights on screen porch and floodlights.
- Fred asked if there is demand for evening swimming. It is his impression no one shows up after dark. Alex stated that some members want to use the pool after work hours. Also improved lighting is technically necessary for any activities on the pool deck. Floodlights on the building also need to be checked.
- The post holding the goose neck lighting is rotted.

- Kathy Whitehead said that Path lighting at the clubhouse is needed on street and coming out of the driveway, maybe a post light. Alex said solar lights could work.

Addressing unlawful entry to the community by non-IOB members:

- Alan brought up decals for IOB members who have golfcarts to identify others not part of the community entering from outside of IOB. He can send a note to members to see who owns a golf cart and let them know to contact Robert or Kathy Bundy to get a decal to place on the front left fiberglass fender.
- Gloria mentioned that others enter the community on bikes or walk here. She asked if codes should be changed again. Since that is an expensive and time-consuming process (and done within the last few years), Alex suggested maybe changing the signage at the front entrance.
- Once golfcart decals are given out, or if a member observes someone in the IOB community that should not be, the member should call the police. The Association will file a complaint.

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	3/4/22 from Glimmerveen
16.	Lot 3-039	276 De La Gaye	Daniel & Carrie Moody	3/4/22 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 Crown
30 Lot 3-035	205 De La Gaye	Jeffrey Mangan	7/7/22 from White
31 Lot 3-030	233 De La Gaye	Allison Lee	7/25/22 from Rustad
32 Lot 2-013	47 Anchorage	John & Patricia Wynn	7/29/22 from Storey
33 Lot 1-014	214 De La Gaye	Chris & Christine Cotterill	8/5/22 from Patterson
34 Lot 1-008	135 Five Oaks	Beaufort Charities-K Livingston	3/9/22 from Bay St. Develop.*

*Just found out about this change of ownership.

Pending Closings: None at this time.

MARKETING – MARILYN MUELLER / ALAN DECHOVITZ

Private Communities

- 399 community view pages ↑
- 92 property listing page views - new
- 44 clicks to our website ↑
- 10 clicks to our Facebook page ↓

IOB Website

- Total Users: 796 ↓
- New Users: 770 ↓
- Sessions: 1.22 ↓
- Page Views: 3,969
- Pages per session: 4
- 8 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.

Usage and lead requests are down. We believe that the time of year, the economy, inflation, and the rise in interest rates for home loans are contributing to this trend.

The 10-year trademark registrations renewals for “Islands of Beaufort” and “Lowcountry Living At Its Best” have been completed.

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

- A residence recently under construction has received its C of O, bringing the number of completed residences at IOB to 89.
- Additionally, six residences are under construction, one residence is finalizing engineering and is about to break ground, and two residences are in ARB review.
- As noted in previous ARB reports, there are twelve properties that are “double lots,” and ten properties are HOA owned.
- Of the original 196 lots, 120, or 61.2% are absorbed into the community, leaving 76 properties that are owned by individuals and yet to be built on.
- The ARB anticipates construction continuing in 2023, but at a slower pace than previous years.

CLUBHOUSE – ERIC POWELL

- Clubhouse maintenance project update
 - A portion of ramp in place. During the process, the framing was found to be in good condition. All that was needed was the decking for the ramp.
 - An electrician to install fans for the front and back porches fans and the gym. After that, flood lights will be installed.
 - Alan and Eric worked with several vendors to update areas of the Clubhouse.
- Gym renovation – Alan Dechovitz
 - The gym equipment is going in today. The gym is expected to be open within a few days after installation and inspection of the installation.
 - Standard gym equipment is being installed.
 - Alan is looking for someone to provide an orientation on use of the updated components and new gym equipment. Instructions for much of the equipment can be found on YouTube.

SOCIAL COMMITTEE - GLORIA PAPP

- The Social Committee is meeting tomorrow to continue planning for upcoming events (Jeff's retirement reception on 12/4 and the Merry Mingle on 12/10.) The committee is extending an invitation to those interested in hosting the Merry Mingle.
- Several members of the committee are stepping down, but 3-4 new people will be attending the meeting tomorrow.
- The retirement reception for Jeff will include an easy luncheon, presentation of gifts, and tokens of appreciation for his service to the IOB community.
- The committee remains under budget for the year.

GROUNDS AND LANDSCAPE COMMITTEE (G&LC) – KATHY WHITEHEAD / CARMEN DILLARD

- The Grounds and Landscape Committee (G&LC) met on November 3.
- The Committee is acquiring materials for the Holiday decorations at both gates and plans to install them on December 1.
- Annual lot inspections were conducted by Committee members in October. The Bundys will be communicating with property owners and establishing the schedule for tree/limb removal and bush hogging.
- Carmen is working with the Bundys to schedule an "Onboarding" meeting with The Greenery. The Committee has asked that pricing be obtained from The Greenery to replace the failing Sandankwa Viburnums suspensum at the pump station on Cotton Island with Podocarpus, to match the plantings at the Deer Island entry pump station. Podocarpus thrive in sun or shade, so we expect them to grow well at the CI location. The Committee requests funding of up to \$2,000 for this project, from the 2022 budget. (R&M priced this work at \$1,040 a year ago.) A motion was made to the Board for this, and it was passed.
- The Committee will be developing its plans for 2023. Items already under discussion include:

1. Mapping key specimen trees (e.g., live oaks, palms, magnolias, red cedars) on IOB property.
2. 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.
3. Reviewing/tackling G&LC items from master maintenance list
4. Improving neighborhood landscape lighting
5. Developing landscaping plan for Clubhouse (including area between Islands Ave and tennis courts where tree removed)
6. Identifying potential Dahoon holly planting locations, such as along the Islands Av buffer.

Quotes have been received by The Greenery and Paul Talmadge for needed bushing hogging of lots. Carmen will bring back a recommendation to the Board based on the quotes and turnaround time to complete the bush hogging process.

OLD BUSINESS

- (None)

NEW BUSINESS

- **Trip Hazard on Bridges –**
 - The Board received a report of a fall on the Cotton Island bridge from a member. This occurred about 30-40 yards towards the middle of the bridge, and resulted in a busted lip, bruised knees, and splinters in the hands. From this event and a recent previous fall, the member requested the Board reconsider a walkway.
 - Conversation around this topic by Board and community members yielded several ideas and suggestions, such as the need for protective shoes, being mindful of possible trip hazards while walking on the bridges, sending additional communication to IOB members beyond the safety signs on the bridge, and to be more aggressive with sealing and removing the splintered wood.
 - Eric commented that in the past, the Board considered one-way traffic and paving bridges with asphalt (which is costly and adds considerable weight to the bridge support structure).
 - Given that these are wooden bridges built primarily for vehicle traffic, the bridges will always require continual maintenance.
 - Impact fees are charged for bridge use during the home building process for Cotton Island and Deer Island to offset some of the bridge expense.
 - Robbie recommended an inspection of the bridges to consider possibilities.
 - No solutions were reached at this meeting, but the conversation will continue as more information is acquired.
- **Transition to the new Board** - December is the transition month for new members to the IOB Board.
- **Chris Blais, Cotton Island resident -**
 - Chris presented information about his interest, along with neighbor Jonathan Sullivan, regarding the possibility of jointly purchasing the lot between them on

Cotton Island. They plan to have the lot surveyed for buildability. They questioned whether the lot was buildable. Alan said it is almost certainly buildable, as it was approved as part of the subdivision plan. But if a survey uncovered issues the BOD would work with Chris and Jonathan to find a way to make it buildable. Fred recommended that they secure a good surveyor who should include a 30' setback from the marsh and 25' setback from the front of porch (not steps). The required minimum square footage is 1800 sf (20x45 for each floor). The covenants do not allow the fees collected from combined lots to be less than the total of that collected from the original uncombined lots. The fees of a split lot may be apportioned between the two owners in any proportion they agree is equitable. Bundy Management will make arrangements for the IOB annual fees to be split. The tax liability for splitting a lot is a separate issue determined by the tax assessor's office. Alex said with Board approval, the easement could possibly be abandoned. Drainage could be done on Lot 17 (which is owned by the Board) since there appears to be no flooding issue there.

- Chris also inquired about the possibility of dredging along Cotton Island to allow boats to get out into the waterway. Robbie shared that the last legal dredging for recreational purposes was granted about 50 years ago. None have been granted since then. Eric also added that OCRM dictates certain requirements related to dredging.

The meeting adjourned at 3:06 pm. There was no Executive Session.