



## **ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting**

### **MINUTES**

Tuesday, April 11, 2023

1:30 PM

#### **CALL TO ORDER AT 1:31PM**

#### **PRESENT FOR MEETING:**

Alex Kent, David Jussaume, Carmen Dillard, Robbie Smith, Scott Whitehead, Kathy Whitehead, Fred Mueller, Marilyn Mueller, , Kevin Klinger, Kat Klinger, Jim Vaughn, Patricia Kilcoyne, Huett Bishop, Shauna Bishop, David Brandt, Nancy Brandt, Gloria Papp, Annette Jussaume, Jeff Weber, Alan Dechovitz, Kathy Gardner, Laurie Sisco, Richard Bayer

Absent: Eric Powell

#### **COMMUNITY COMMENTS**

None

#### **PRESENTATION OF MINUTES- MARCH 2023**

David Jussaume made a motion that the minutes from the March 2023 IOB Board meeting be approved. This motion was seconded by Robbie Smith. The minutes were accepted unanimously by the Board.

The team that presented about IOB and Increasing Density as part of New Business did their presentation during this part of the meeting. The notes are under the New Business section.

#### **FINANCE REPORT - DAVID JUSSAUME**

# Islands of Beaufort HOA Treasurer Report

## April 11th, 2023 BOD Meeting

Status as of March 31st, 2023

### Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$175.9K. (Slides 2, 3, 4 and 5)
2. All insurance policies have been paid; summary on slide 7.
3. Clubhouse fencing replacement cost summary on slide 8.
4. Bridge Insurance cost history and projections on slide 9.
5. Bridge wear board replacement quotes on slide 10.

### Look Ahead

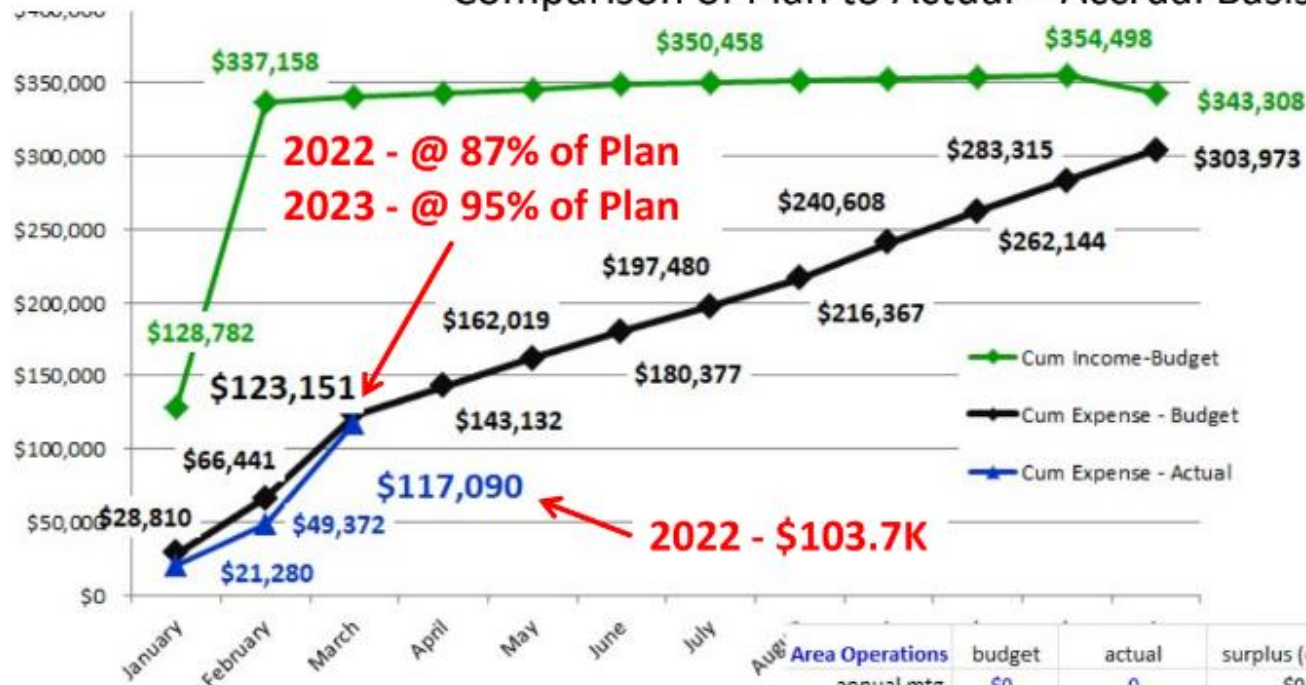
1. Clubhouse renovations ongoing – invoice not yet received : stairs, painting, porch screening.
2. Mulching work by the Greenery invoice not yet received – Common Area and Deer Island

### Decisions Required

1. None

# Working Budget Summary Common Area Operations

## Comparison of Plan to Actual – Accrual Basis

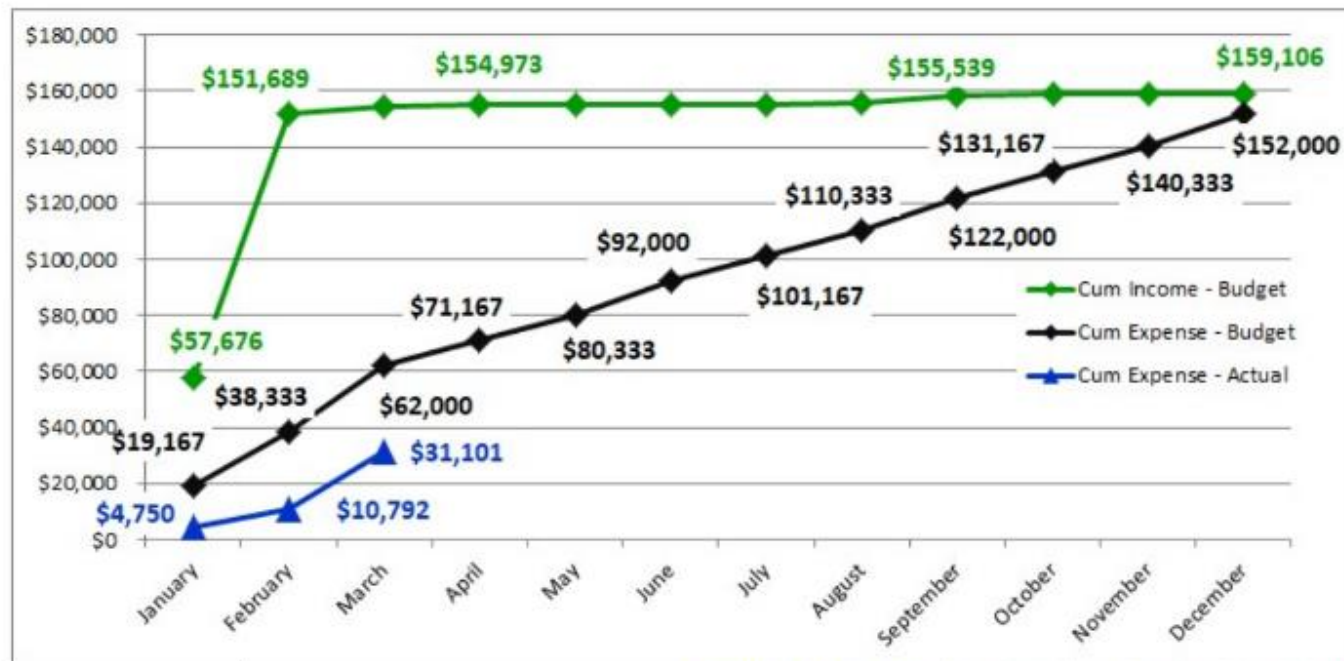


Storm Water Infrastructure is **OVERPLAN** for the year  
 Custom Security Invoices not yet received - \$2.25K  
 Mulching Invoice not yet received - \$??

Area Operations	budget	actual	surplus (deficit)	
annual mtg	\$0	0	\$0	
accounting	\$700	325	\$375	
legal	\$1,000	90	\$910	
mgmnt	\$8,018	7457	\$561	
mrkting	\$5,860	5697	\$163	
ins	\$49,851	56111	(\$6,260)	
ARB	\$4,055	4110	(\$55)	
G&L	\$29,300	27522	\$1,778	3200 budget for year, vs 5978 actual yt
GLComm	\$7,417	2496	\$4,921	
CH	\$3,235	1884	\$1,351	No Custom Security Invoice \$1200
pool	\$3,985	3693	\$292	
social	225	544	(\$319)	\$500 deposit Annual Dinner caterer
Main gate	\$1,743	434	\$1,309	No Custom Security Invoice - \$1050
util	\$7,763	6727	\$1,036	
	\$123,151	117090	\$6,061	

## Working Budget Summary Common Area Reserves

### Comparison of Plan to Actual – Accrual Basis



	Common Area Reserve	budget	actual	surplus (deficit)	
				\$0	
<u>Under plan - \$31K</u>	Pickle ball nets	\$2,000	0	\$2,000	
	General Landscape	\$1,250	750	\$500	
	Bridge and dock repairs	\$2,500	2400	\$100	
	Clubhouse Grounds (projects are TBD)	\$8,750	0	\$8,750	
	Clubhouse Building (projects are TBD)	\$17,500	0	\$17,500	
	Clubhouse Fence replacement	\$30,000	27701	\$2,299	
	Unplanned Expenses	\$0	250	(\$250)	Gift card
		\$62,000	31101	\$30,899	

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



**Over plan - \$0.5K**

DI Operations	budget	actual	surplus (deficit)
Property Taxes	\$0	0	\$0
Gate Equipment Lease [4 qtrs @ \$1,050]	\$1,050	1050	\$0
Internet [Hargray] for: DI Gate	\$403	401	\$2
Gate phone (VoIP)	\$60	61	(\$1)
Irrigation Water	\$313	298	\$15
Grounds and Landscape Contract	\$750	1458	(\$708)
Backflow Preventer Test (@ 47 Anchorage Way)	\$0	0	\$0
Landscape Maintenance - Materials and Labor	\$181	0	\$181
Deer Island Causeway Electrical (for gate operation)	\$156	237	(\$81)
Gate maintenance, repairs, parts	\$0	\$0	\$0
Stormwater Infrastructure Maintenance	\$0	\$0	\$0
Bridge Insurance	\$24,225	24176	\$49
<b>Total Deer Island Operations Expenses</b>	<b>\$27,138</b>	<b>27681</b>	<b>(\$544)</b>



## Working Budget Summary Deer Island Reserves

### Comparison of Plan to Actual – Accrual Basis



Under plan - \$0.4K


	DI Reserves	budget	actual	surplus (deficit)
Landscape improvements and replacement		\$375	0	\$375
Irrigation tie in @ Causeway		\$0	0	\$0
Bridge approach concrete repair		\$0	0	\$0
Bridge Wear Boards - replacement and sealing		\$0	0	\$0
Total DI Reserves Expenditures		\$375	0	\$375

## Cash Held In Banks (end of month)

Bank Balances (end of month)		2023		
	Type	Jan	Feb	Mar
<b>Ameris</b>		<b>\$151,730</b>	<b>\$242,614</b>	<b>\$242,701</b>
Common Area Res	MM	\$151,730	\$242,614	\$242,701
<b>First Federal Bank (FFB)</b>		<b>\$165,933</b>	<b>\$165,977</b>	<b>\$222,115</b>
Common Area Res	MM	\$124,016	\$124,054	\$170,877
Deer Island Res	MM	\$41,917	\$41,923	\$51,238
<b>Regions</b>		<b>\$153,339</b>	<b>\$163,339</b>	<b>\$163,340</b>
Builder's deposits	checking	\$49,500	\$59,500	\$59,500
Common Area Res	MM	\$103,839	\$103,839	\$103,840
<b>South State Bank (SSB)</b>		<b>\$221,598</b>	<b>\$337,247</b>	<b>\$185,190</b>
Common Area Ops	checking	\$221,598	\$337,247	\$185,190
<b>Wells Fargo (WF)</b>		<b>\$137,648</b>	<b>\$170,719</b>	<b>\$178,478</b>
Deer Island Ops	checking	\$22,716	\$40,768	\$32,022
Common Area Res	MM	\$22,506	\$22,509	\$36,317
Deer Island Res	MM	\$92,426	\$107,442	\$110,139
<b>Total =</b>		<b>\$830,248</b>	<b>\$1,079,896</b>	<b>\$991,824</b>
<b>Liabilities</b>		<b>\$49,342</b>	<b>\$59,792</b>	<b>\$60,436</b>
Builder's Deposits		\$49,000	\$59,000	\$59,000
Member Pre-Paid		\$342	\$792	\$1,436
Accounts Payable		\$0	\$0	\$0
<b>Net=</b>		<b>\$780,906</b>	<b>\$1,020,104</b>	<b>\$931,388</b>

# Insurance Policy Summary

		2023					
				Difference from budgeted #		Increase vs 2022	
Insurance Type	2022 Actual	Budget	Actual	\$	%		Note
General Liability	\$2,927	\$2,927	\$3,667	(\$740)	25%	\$740	
Property	\$7,601	\$8,000	\$8,686	(\$686)	9%	\$1,085	Increase in Replacement Cost from \$750K to \$1,250K
Umbrella	\$1,174	\$1,174	\$1,405	(\$231)	20%	\$231	
Cotton Island Bridge	\$30,407	\$33,500	\$33,386	\$114	0%	\$2,979	
Deer Island Bridge	\$22,019	\$24,225	\$24,176		0%	\$2,157	
Directors & Officers	\$2,501	\$3,000	\$5,854	(\$2,854)	95%	\$3,353	Claim filed in 2022; change in insurers for 2023; coverage was \$3M, now \$1M
Workmans Comp	\$2,441	\$1,000	\$1,604	(\$604)	60%	(\$837)	2022 Audit additional premium required
Herbicide	\$748	\$0	\$0	\$0			
Flood	\$2,590	\$1,295	\$1,259	\$36	-3%	(\$1,331)	
Volunteer Accident	\$250	\$250	\$250	\$0	0%	\$0	
	\$72,658	\$75,371	\$80,287	(\$4,965)		\$8,377	


 11.5% Increase over 2022  
 6.6 % Increase over 2023 Budget



## Fence replacement at Clubhouse

- Budget of \$30K
- Multiple contractors
- Scope increase versus initial “pressure wash and paint”

### Reserve Expenditure-IOB - 49-IOB Clubhouse Fence Replacement

1/6/2023	Cornerstone Construction Services LLC	Draw on Fence Project		\$4000.00
2/1/2023	Cornerstone Construction Services LLC	Final invoice for fence cleanup		\$2800.00
2/21/2023	The Greenery, Inc.	North Side of Clubhouse - Remove weeds, shrubs and trimming of trees		\$2342.13
2/27/2023	Gasque & Associates Inc.	Flag Property Line North side		\$900.00
3/16/2023	Powell Brothers Construction Inc.	Fence Install		
		Labor and disposal fee to remove fence debris left by prior contractor	\$1408.00	
		labor to grind stumps	\$550.00	
		Aluminum fencing and 1 single 6 ft gate	\$8487.00	
		labor and materials for new HVAC surround	\$4271.00	
		contractor fee	\$2943.00	
		sub-total =	\$17659.00	
		Grand Total =	\$27,701	

**Contractor Dismissed**

## Bridge Insurance Cost History & Projections

### ➤ Cost Projections for 2028 to Insure bridges

- CAGR of 10% → ~ \$95K / year
- CAGR of 5% → ~ \$70K / year

### IOB HOA Bridge Insurance History and Projections



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total	\$35,457	\$35,457	\$35,457	\$35,457	\$32,489	\$29,309	\$29,839	\$51,940	\$51,941	\$56,818	\$59,827	\$52,075	\$57,562
CI									\$32,463	\$33,085	\$34,837	\$30,204	\$33,386
DI	Bridge Insurance cost History								\$19,478	\$23,733	\$24,990	\$21,872	\$24,176
CI %									62.5%	58.2%	58.2%	58.0%	58.0%
DI %									37.5%	41.8%	41.8%	42.0%	42.0%
				yr / yr % Increase -->			1.8%	74.1%	0.0%	9.4%	5.3%	-13.0%	10.5%

Bridge Area Calculation  
(data from bridge inspection reports)

	Length (ft)	Width (ft)	total area	% Area
CI Bridge Length x width =	891	22	19602	58.0%
DI Bridge Length x width =	660	21.5	14190	42.0%

Cost split  
between bridges  
based upon area

## Latest Quoting on Bridge Wear Board Replacement

- O'Quinn → \$2,500 per 100 boards (2023) vs. \$1,500 in 2021
- Bay Point Dock & Marine → \$3,750 per 100 boards
- Rate of increase is unsustainable.

Vendor Ledger						
1/1/2021 - 12/31/2021, Islands of Beaufort HOA						
			Cost of work performed in Fall, 2021			
O'Quinn Marine Construction Inc.			per board charge	approx # of boards	cost - material & labor	cost to install per 25 boards
Date	Description	Bill				
8/27/2021	Deer Island Bridge Wear Boards-60	\$1179.00	\$19.65	77	\$4,752	\$1,543
11/18/2021	Deer Island Wear Board Replacement	\$3572.78				
11/18/2021	Deer Island Bridge Treatment	\$8990.00				
				Average cost per 25 boards =		\$1,499
11/18/2021	Cotton Island Bridge Treatment	\$12760.00				
11/18/2021	Cotton Island Wear Boards	\$963.62				
8/27/2021	Cotton Island Wear Boards 25@ \$19.65	\$491.00	\$19.64	25	\$1,455	\$1,455
			Buildium Data			
			Calculated from Buildium			

From: Nancy Lucas <nancy.oquinnmarine@icloud.com>

Email dated 17 March 2023

To remove 2"x8"x16' and install new 2"x8"x16' cca treated boards with #10 3" screws will be \$77.00 per board.

Email dated 15 March 2023

The price on the boards is \$22.76 each plus tax. You can purchase at Beaufort Boat and Dock supply.

Total material and labor (O'Quinn Marine)

\$100

25 boards -->

\$2,500

40% Increase from Fall, 2021

Cost to replace same number of boards as in 2021

Deer Island \$7,700

Cotton Island \$2,500

4/6/2023

IOB Treasurer Report HOA Members Only

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## MANAGEMENT REPORT - ROBERT BUNDY

- Management was in I.O.B. in March on the 1st, 13th, 17th and 29th.
- Robert spoke to Annette Webb with Year Round Pool; she has not calculated the saving of going to one day a week when the pool is closed.
- Robert requested a quote from The Tennis Court Doctor to replace the two cranks/reels, straighten the one post and replace both tennis court nets on the tennis court. His quote to do all is \$1,970.00. Only Eric replied ok, so we have not given the Tennis Court Doctor to go ahead. (See "Other Comments" below.)
- Whitmore roto rooted two of the drain lines in the pool deck between the pool and the clubhouse. (It was determined that these lines do not go anywhere.)
- Year Round Pool replaced the bulbs and gaskets of the underwater lights in the pool.
- The quote from O'Quinn Marine to remove and replace 2"x8"x16' cca treated boards with #10 3" screws would be \$77.00 per board.
- Harold with Hargray reported last Wednesday that the phone service and internet service at the main gate had been restored. A request was sent to Custom Security requesting that they confirm that the system is working as designed. Jana with Custom Security reported this morning that the phone line and internet is working at the main gate.
- The Greenery sent the invoice for the pine straw and mulch, which was questioned by Carmen. They replied that they would send revised invoices with a breakdown. Robert sent another email to Brandon, who replied this morning that the revised invoices should be received this week.
- BJW&S required that a backflow preventer test be performed at 47 Anchorage Way. Robert authorized Isiah with the Greenery to complete the test and forward the results to BJW&S at a cost of \$161.00.
- The financials were emailed to all board members April 6, 2023.
- Finance Charges were applied if applicable to owners with balances.
- There are 19 owners on the receivable list as of the mail 4/10/23.
- Five owners owe for 2023 assessments, and one owner owes for multiple years fees/fines/late fees/finance charges. Two owners owe the \$250 late fee, and 11 owners owe the lot cleanup fee.

### 2023 Closings

2/15/23	Lot 1-012	301 Islands Avenue	Meredith Rhoden to Hung Tran & Maily Nguyen (Lot)
2/28/23	Lot 1-016	224 De La Gaye	Ore Invest to Christopher & Roberta Gillette (Lot)
3/1/23	Lot 4-019	416 Islands Ave.	Pates to Melissa and Andrew Bliss (Lot)
3/13/23	Lot 3-040	280 De La Gaye	Stewarts to Dennis & Alisa Avery (House)
4/7/23	Lot 3-075	344 De La Gaye	Aleck Loker to Joseph & Kerri-Ann Pellegrino (House)

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

### *Other Comments about the Management Report:*

- Scott Whitehead asked about the possibility of fixing the court surface as many more are playing pickleball and fewer are playing tennis. Kathy Whitehead said it may be necessary to entirely resurface and suggested that a conversion be made to one tennis court and two pickleball courts with lines drawn for both tennis and pickleball. The Board authorized Robert to get surfaced assessed and get a current quote for repairing the surface.

## **MARKETING AND COMMUNICATIONS COMMITTEE REPORT – SHAUNA BISHOP**

### **March 2023 Activity / Website Statistics**

#### **Private Communities**

- 412 community view pages ↑
- 23 property listing page views
- 50 clicks to our website
- 11 clicks to our Facebook page

#### **IOB Website**

- Total Users: 1013 ↑
  - New Users: 988 ↑
  - Sessions: 1,234 ↑
  - Sessions / User 1.22
  - Page Views: 5,876 ↑
  - Pages / Session: 4.76 ↑
  - 16 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 resident Realtors.

#### **Committee notes from the March meeting:**

- The team agreed “Marketing and Communications” should be the formal name of the committee.
- Marilyn will distribute the updated directory in July.
- Marilyn completed the Private Communities press release for the refreshed gym.
- Nancy shared that a Weichert Open House is currently scheduled for April.
- The committee agreed that Shauna could let Sean at Members First know that we appreciated the demo, but we weren’t ready to move forward with a new website.
- The committee had a demo of MembersFirst for an HOA website. We agreed after the demo that we don’t want to create a new website from scratch and after reviewing the pricing from MembersFirst, we agreed that Pickle Juice (Our current website admin) is a bargain, and it’s good to support a local business.
- The committee asked Shauna to schedule a demo of “Clubster” on 4/25 at 4pm. Clubster is an App that we are investigating for better internal communications that Cat Island is currently using.
- The team agreed to review our draft mission statement (why our committee is important to make sure we are aligned with the board) and have updates ready at our next meeting:
- "The Marketing and Communication committee will work to promote the brand, Island of Beaufort, to keep our property values high and to connect out property owners."
- 2023 - create a detail budget for additional tools for 2024
- Jean will continue to work on linking Insta with Facebook.
- Annie, Jean and Nancy are working together on a Beaufort Realtor Open House on October 17th.
- Marilyn encouraged everyone to go to [www.privatecommunities.com](http://www.privatecommunities.com) and check out IOB.



**The following new ideas were discussed:**

- Create a Survey Monkey to see if members would use an APP to communicate. Each committee chair would be given admin access to reduce the amount of email the Board President has to send out.
- On-boarding or orientation for new property owners. Possibly work with the social committee.
- Set up a time in the clubhouse to sell hats/IOB branded stuff. Possibly work with the social committee.
- Review tools like “Meta” and “Plannoly” for a social media posting schedule.

***Additional topics during the Board Meeting:***

- The committee is working on updating its mission statement and plan.
- Linking FB and Instagram
- Alex suggested the committee look into “Next Door” used by other communities for internal or broad area communications. This can include things for sale, issues in the community, etc. The user may have to “click off” other communities to keep from getting communications that don’t pertain or not of interest to them.
- David recommended the committee investigate similar communities. PickleJuice does other things, backdoor things. He recommended getting a Statement of Work from them.

**ARCHITECTURAL REVIEW BOARD - FRED MUELLER / ROBBIE SMITH**

- Currently there are 90 residences built at IOB. (Note – reflects the Dickey/Downing residence)
- There are 6 residences under construction – 2 on Deer Island, and 4 on the mainland. A residence in the early planning stage intends to incorporate two lots into one, leaving 77 lots to be developed. (2 in May, 2 s/wrap in in July, 2 end of year/January)
- The ARB Administrator has provided information to inquiries from 4 people interested in building at IOB and requested and received approval from the ARB for shutter paint color change for a resident.
- The status of construction as visible from the street is listed below:

43 Anchorage Way II-12  
Foundation Survey Date 6-6-22  
Current Status: Exterior painted, Driveway in

217 Dela Gaye I-26  
Foundation Survey Date 6-7-22  
Current Status: Landscape complete

281 Dela Gaye III-102  
Foundation Survey Date 10-17-22  
Current Status: Roof on, siding on

108 Palmetto III-52  
Foundation Survey Date 10-17-22

Current Status: House painted

14 Anchorage Way II-27

Permit Issued 2-8-23

Foundation Survey Date 3-30-23

Current Status Foundation complete

260 Dela Gaye III-35

Permit Issued 1-30-23

Foundation Survey Date tbd

Current Status Foundation complete, framing started

Shauna – need reminder of fence requirements

## **CLUBHOUSE UPDATES - ERIC POWELL/ NANCY BRANDT**

### **IOB Clubhouse Repairs Completed to Date**

- The aluminum fence installation is complete.
- The New HVAC/utility surround has been completed and has been painted to match the color of the clubhouse.
- The ramp construction has been completed utilizing synthetic AZEK deck boards; the rails and caps were painted to match the existing colors.
- The rear steps leading off the screen porch to the pool deck have been replaced with a new stoop and friendship stairs. The decking matches the synthetic decking utilized on the ramp and painted to match the existing colors.
- The screen porch renovation is complete. The handrail and pickets were replaced with the MeshGuard screening system by Screen Tight. This system allows for an unobstructed view while providing the necessary fall protection. The door hardware and hinges have been replaced as well. The wood porch floor was painted to match the synthetic deck boards.
- The rotten soffit above the screen porch has been replaced and it will be painted to match the existing soffit color.
- The roof has been cleared of debris and the gutters have been cleaned.
- The deck drains were cleared by Whitmore plumbing.
- The pool light was replaced by Year Round Pool.
- The sections of uneven concrete leading to the pool area have been replaced as well as one section near the driveway.
- The exterior lights at the pool have been replaced and several lights have been added to enhance the lighting conditions. The unnecessary wiring concealed by the wood fence and overgrowth has been removed.
- The spigot near the right side of the pool house has been repaired.
- The irrigation pipes damaged by the fence demolition crew have been repaired.
- The pool area was cleaned by the volunteers prior to the pool opening.
- The access panels on the right and left side of the clubhouse have been replaced.

- Year Round Pool installed the required DHEC signage for the pool area. We may place these signs in alternate locations to be more aesthetically pleasing and still meet the DHEC guidelines.

#### ***Other Comments Regarding Clubhouse Updates***

- Alex informed the group that a light will be added to the corner of the pool house. Bulbs were replaced with “corn cob” bulbs. He did a walk through of the area and feels that we should now meet approval for nighttime activities around the pool area and of the deck.
- Additional guidelines will need to be established for reasonable hours at night. (Pool hours and quiet pools hours).
- Eric has a checklist of Clubhouse items that are being completed. Currently, completion is at about 80-90%.
- Attendees were reminded of the Three Palms Bistro get together at the Clubhouse on Friday night beginning at 7:00 pm. The community has several new property owners, and this will be a great opportunity for people to meet each other.

#### **SOCIAL COMMITTEE- GLORIA PAPP/ DAVID JUSSAUME**

##### **Annual Party**

- Caterer: Bundy has sent the \$500 deposit to Jimmy Fitts Catering company. The caterer has provided W-9 to BAM. A contract is forthcoming.
- Tables/chairs: the caterer will need three six-foot rectangular tables and the Social Committee needs an additional four round tables and eight high tops. (For reference in 2022 the quantities rented were: 75 chairs (60-75 chairs needed for the annual meeting), 8 Bistro tables and 2 banquet tables. The total cost for this was \$752 including transport.)
- Entertainment: Gloria has been in contact with (Jammin JP Productions). He has the date booked on his calendar and will be getting a proposal over to Gloria soon. If the price is too high, the committee is looking at other ideas for having music available.
- 25th anniversary: The Committee discussed having a picture board at the annual party.

##### ***Request for BOD actions for:***

- Approval of spending on tables.
- Approval to charge guests \$25 per person for no shows.

**Pi Day Recap:** Event was well received. No notes for changing anything for a future event.

**Cinco de Mayo:** May 6th at 6:00PM. Margaritas will be served along chips and salsa. We will ask guests to bring a Mexican themed dish to share and beverage of their choice.

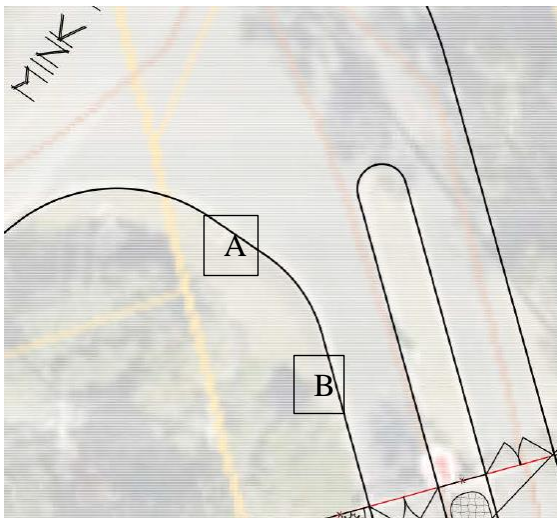
##### **Remaining 2023 Events:**

1. Cinco de Mayo: Saturday, May 6th
2. Independence Day: July 4th
3. Annual Party: Saturday, October 21st
4. Merry Mingle/Holiday Event: Saturday, December 9th

## LANDSCAPE- KATHY WHITEHEAD /CARMEN DILLARD

The Grounds and Landscape Committee met April 6.

- The Committee developed ideas for adding interest to the landscaped front entry area. The recommended first step is to remove the 5 large Loropetalum that are somewhat overgrown, under the 3 large sabal palm trees (IOB's signature/logo). New plantings that are being considered for that area include 3 crepe myrtles of a species that at maturity would not exceed about 15' in height, or some other plants that would provide color and/or texture to that area.
- Following through on the Board's request on March 14, the Committee observed a large truck entering IOB and reviewed options for protecting the lawn and irrigation along the right side of the entry way, where such large trucks regularly tear up the sod. Bollards were considered but are not favored due to their intrusive, industrial appearance and likelihood that they would be hit and need to be repaired/repainted when they are inevitably hit. The Committee recommends that additional reinforced concrete be added to replace the dirt in the area that is currently damaged, level with the top of the existing rounded curb. The concrete would be added in a crescent shape, from approximately Point A to Point B, as shown in the image below. At the widest point, the concrete would be approximately 24" wide.



An advantage of this approach is that it can be supplemented later if the problem is not solved or greatly improved by this first step.

- The Committee updated its master list of routine projects and needed improvements as part of its 2023 planning. Our next priority will be to develop a plan for improving the Clubhouse landscaping. We will invite Isaiah from The Greenery to our next meeting and will consult with the Clubhouse Committee as our ideas develop.
- Bids continue to be received for trimming the magnolias overhanging the pickleball courts, blocking lights for night games and creating excess moisture on the courts. Two quotes have been received from Carmen. She is meeting with a third vendor for a quote on Wednesday, April 12<sup>th</sup>.

## **The Greenery Updates – Carmen Dillard**

***Mulch and Pine Straw application*** for the community was completed on March 17<sup>th</sup>. We are awaiting the final bill for this work.

### ***Edging Work***

The Greenery is currently splitting up this work between visits every other week. As of April 7<sup>th</sup>, edging from the main gate to the Clubhouse was completed. The Greenery requests input if any areas in need of edging need to be prioritized.

### ***Irrigation Repairs***

- Entry to IOB - A sprinkler head outside the front gate was reported to be leaking badly on April 4<sup>th</sup>. The Greenery replaced a broken pop-up spray head at no cost.
- Cotton Island\* - A broken shut-off valve in front of the irrigation clock on Cotton Island needs to be replaced.
- Clubhouse\* - The existing Toro clock needs to be replaced.
- Deer Island\*
  - The clock is connected to a pump that is broken near the bridge at Deer Island.
  - A valve to the left and one valve to the right of the causeway leading to the bridge are wired to the pump.
  - When the pump is off, no water is running through the lines. (There was prior discussion at a Board meeting about this pump not functioning properly.) Both valves work just fine so there is no need to replace those. The clock for these was in the quote submitted by The Greenery and referenced below.

\*Carmen is still seeking additional quotes for needed irrigation clock replacement. The Greenery is recommending a Wi-Fi module to go with the clocks. It is basically a USB connection that can plug into the clocks. If we go with Wi-Fi capability, the quote from The Greenery is \$1,697.65 versus \$1,464.90 for just the clocks.

***Spring Fertilizer*** - The first spring turf fertilizer begin on April 14<sup>th</sup>, weather permitting

### ***Other areas that need attention:***

- Much of the lighting at the front gate area is not working and needs attention.
- There are weeds and exposed landscape material in the area that used to be the old playground. The appearance of the area is in need of improvement until a decision is made on what to do with that space.
- Items for the Greenery:
  - The walkway to the DLG community dock is overgrown and needs to be cut back. Other back paths need to be assessed for needed work.
  - Drainage areas need to be blown out where needed
  - Check for and remove hanging limbs over sidewalks.
  - Treat for fire ants.

## **OLD BUSINESS**

- CI/DI Bridge Material Condition Update (Robbie/ Robert)



- Robert will see if David Yoakum (Baypoint ) will match O’Quinn’s quote. O’Quinn is not available for the foreseeable future.
- Alex reiterated that we need to move forward, get bad wearboards replaced, and then put down sealant. This could be done as a community workday.
- Robbie presented comparative costs for covering bridge areas with sealants versus just a 4-foot walkway. For the CI Bridge, the entire bridge would require 491 gallons of sealant at a cost of \$11,500. For just a walkway, the cost would be \$2018. For the DI bridge, the cost to seal the entire bridge would be \$7875, and \$1575 for a 4-foot walk area - \$1575. We would do the labor. The sealant is a Rustoleum product called “Deck and Concrete Restore.” It is a thick substance that is rolled onto the surface and is non-slip. The duration of the product is about 5 years. It is meant to go on splintering decking to make a smooth surface. It is okay to put near water.
- Alex said that the Greenery is also blowing the bridges. Carmen will confirm that both bridges are being blown weekly.
- David J. would like to send an email to DI residents to see what they want to have done on the DI bridge.
- Main Gate Landscaping Improvements/Lawn Protection (Kathy Whitehead) – *Refer to Grounds and Landscaping Committee Report.*
- Tennis Court Repairs (Robert) – *See “Other Comments” in Management Report.*
- Golf Cart Permitting Update (Alex)
  - Permits have been received. Alex will put together communication and send out to for residents to register, along with safety reminders.
- Pool Lighting Update (Alex) – *Refer to Clubhouse Updates*
- Covenant Compliance (Alex)
  - Sent out reminders about street parking, parking on grass, and control of animals.

## NEW BUSINESS

- Presentation of Impacts of Increased Density in IOB (*This was presented earlier in the meeting prior to the Treasurer’s Report.*)
 

The team who developed and presented this presentation were Jim Vaughn, Kat Klinger, Kevin Klinger, and Richard Turnstall. Richard was unable to attend the Board meeting due to illness. This team has been researching this topic for approximately two years. Their goal was to have the opportunity to present their findings to the full IOB Board of Directors.

  - Jim served on the IOB Marketing Committee for several years. During this time, he saw the building of homes occur among the fastest in the history of the neighborhood. Based on the 2019 survey results from IOB property owners, the overwhelming response was the enjoyment by many of the beautiful, quiet neighborhood and walkable areas throughout the neighborhood. His concern is maintaining the pristine area we currently enjoy while controlling growth. He conducted comparative research with Private Communities to similar survey questions which tracked very close to the 2019 IOB Survey results. Building on all the buildable lots still available could adversely impact the structural components, surrounding Marsh, habitat, and privacy enjoyed by IOB members.
  - Kat Klinger presented information about the environmental impacts of uncontrolled growth, along with the economic considerations. Continued

substantial building would create additional stormwater runoff into yards, streets, and the marshes, which are impacted adversely from stormwater runoff. The Urban Land Institute recommends at least 20% for preserved green space within a community to maintain a quality of life. Kat also said that forested, tree line areas with a robust understory is the best way to absorb rainwater and mentioned the many benefits of forest and green space in a community. She referenced several studies that address how home values can be affected by density.

- Kevin addressed recent incidences of the adverse impact of development in areas of Beaufort County and the recent tax referendum that passed to protect more green space in Beaufort County. He also talked about the costs incurred by IOB for maintaining and improving retention ponds and swales to provide needed drainage, which could increase more with continued substantial growth. Trees will also shade the asphalt, and tree canopies can provide a personal savings on A/C costs during the hot months. The recommendation is to encourage permeable driveways and sidewalks (where possible), and keep some lots preserved to provide green space.
- Kevin brought forth two considerations for lot acquisition, which would be controlled by the IOB Board and Community:
  - Lot Gifting as a form of preservation
  - Board-Determined Lots where building could adversely impact flooding and stormwater issues
- He recommended a well-thought out plan for lot acquisition with input from the Board and community to finalize in order to maintain the quality of life currently enjoyed in the community.
- Several questions and comments came up after the presentation:
  - Question: Can a filtration system of some sort be considered to address pollution run-off into the marsh? Response: It is far better to flush rainwater and run-off through the soil. The purpose of swales is to promote filtration and evaporation.
  - Comment: In a major rain event there is not enough space in a major retention pond to address the excess water. The team's recommendation of setting aside 10-12 lots doesn't seem to make a dent. Twenty-five lots out over 10 years would increase dues by approximately \$400 a year. The problem is the purchase of the lots and where to get .5 million to purchase the lots. Solution? Response: The two major objectives of the team today was to (1) get the subject out in the open through a full Board meeting and (2) address this in a 5 year plan. The downside is cost but need to start somewhere as opposed to deciding we can't overcome this challenge. David Jussaume ran the numbers of what acquiring 10 lots would be which worked out to be about \$150 per owner.
  - Comment: As ARB administrator, everyone loves the greenspace. When someone comes to build a house, they go to setbacks. They consider views of the marsh from their property and take out foliage to see the marsh. What can we do today vs. in 5 years? The ARB can restrict the amount of landscaping if stronger backup is in place. Neighbors planting trees on lots would make a difference. We can't afford to wait. We need to be selective about what is coming up on the market and pounce on it.

- Comment: There are detriments to acquiring property. Those who wish to purchase an additional lot are charged a full HOA assessment for that lot. Response: The team presenting today would like to see a relaxation of that standard, however, this would require a covenant change. In the past, the Board has not been inclined to approve purchases of parts of lots.
- Question/Comment: When considering a 5-year plan, where is the green space going to be in that plan? There is a concern of a hodge podge of lots without a plan. Corner lots give a beautiful vista, for example. If the plan is to concentrate greenspace for the enjoyment of all IOB property owners, we need to concentrate on where the property is going to be and how it will benefit all of the community.
- Comment: Regarding the 5-year plan, we need to assemble the components of it and get it available to the entire community. The plan needs to consider green space, amenities, the clubhouse, and plans from the various IOB committees.
- Comment: IOB is small compared to other communities...more of a pocket community. More amenities could mean less greenspace. We have to consider the size of the community.
- Question/Suggestion: Could we consider putting some of the amenities by the area that Jeff Gresham used for equipment?
- Comment: I lived in a community that was once in love with nature, but it became so overcrowded that you no longer had the nature around that was once enjoyed. No amenity will be of any value if too many people are here.

The Board decided to table further conversation and work with committees to get a survey out to help direct the 5-year plan. Alex said it should not be a wish list and that people need to understand the cost for the different options.

- Development of new IOB 5-Year Strategic Plan (Alex) - Consideration for recommendations above will be included in HOA wide community survey, and depending on results may be included in recommendations for 5-year strategic plan to be presented at fall HOA meeting.

The meeting adjourned at 3:47 pm. The Board went into Executive Session.