



## **ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting**

### **MINUTES**

Tuesday, June 13, 2023

1:30 PM

#### **CALL TO ORDER AT 1:30 PM**

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

Alex Kent, Eric Powell, David Jussaume, Carmen Dillard, Robbie Smith, Robert Bundy, Fred Mueller, Marilyn Mueller, David Brandt, Nancy Brandt, Scott Whitehead, Kathy Whitehead, Jean Watson, Kevin Klingler, Richard Bayer, Patty Bayer, Joann Beyer, Steve Tannenbaum, Annette Jussaume, Richard Tunstall

#### **COMMUNITY COMMENTS**

- A concern was raised about the tall grass on the Common Area Easement that runs behind homes between De La Gaye and Palmetto ending at the pipeline easement. Carmen contacted The Greenery about proceeding to mow this area, and was told they would begin the week of 6/12, weather permitting. Fred Mueller said that mowing should take place about every two weeks.

#### **PRESENTATION OF MINUTES- MAY 2023**

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

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

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# Islands of Beaufort HOA Treasurer Report

## June 13th, 2023 BOD Meeting

Status as of May 31st, 2023

### Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$248K. (Slides 2, 3, 4 and 5)
2. Late payments of 2023 Assessment: 12 lots on March 2<sup>nd</sup> (\$31.4K); 4 lots on June 11<sup>th</sup> (\$8.4K).

### Look Ahead

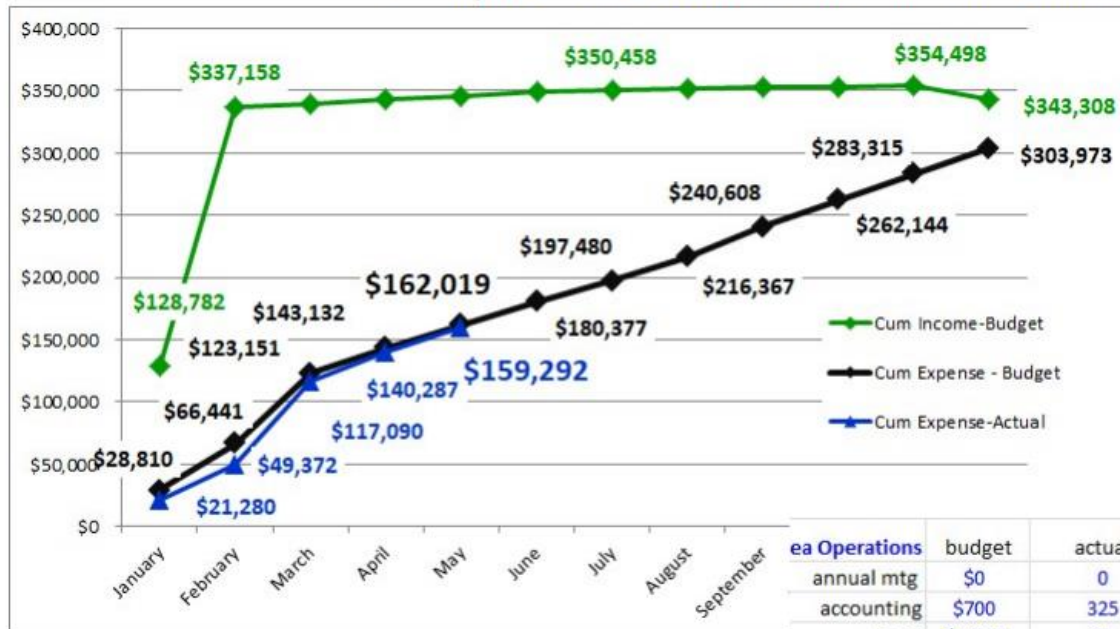
1. Bridge Repairs/wear board replacements

### Decisions Required

1. None

## Working Budget Summary Common Area Operations

### Comparison of Plan to Actual – Accrual Basis

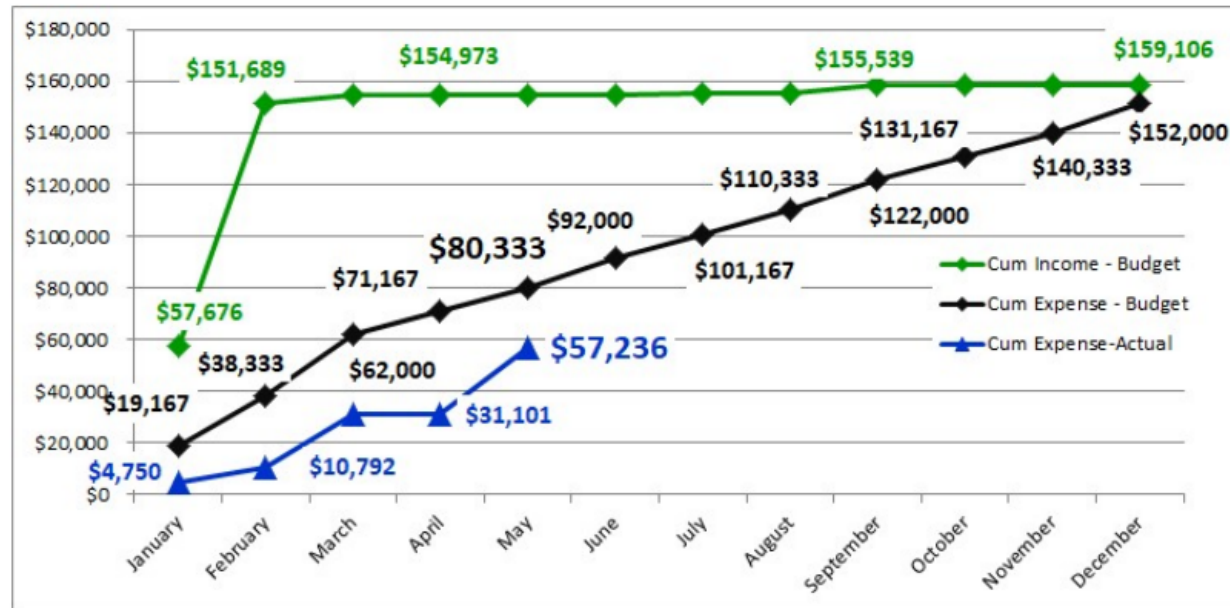


**Under plan - \$2.7K**

ea Operations	budget	actual	surplus (deficit)	
annual mtg	\$0	0	\$0	
accounting	\$700	325	\$375	
legal	\$1,667	90	\$1,577	
mgmnt	\$12,980	12233	\$747	
mrkting	\$6,310	6147	\$163	
ins	\$51,146	56111	(\$4,965)	
ARB	\$6,555	6610	(\$55)	
G&L	\$41,300	35329	\$5,971	
GLComm	\$11,833	12281	(\$448)	
CH	\$5,737	6069	(\$332)	
pool	\$7,492	8526	(\$1,034)	1350 for repairs, sign
social	225	590	(\$365)	\$500 deposit Annua
Main gate	\$3,138	3307	(\$170)	
util	\$12,938	11674	\$1,264	
	\$162,019	159292	\$2,727	

## Working Budget Summary Common Area Reserves

### Comparison of Plan to Actual – Accrual Basis



**Under plan - \$23K**

Common Area Reserve	budget	actual	surplus (deficit)	
			\$0	
Pickle ball nets	\$2,000	0	\$2,000	
General Landscape	\$2,083	0	\$2,083	
Bridge and dock repairs	\$2,500	3600	(\$1,100)	
use Grounds (projects are TBD)	\$14,583	0	\$14,583	
use Building (projects are TBD)	\$29,167	25685	\$3,482	porch screen/stairs,
Clubhouse Fence replacement	\$30,000	27701	\$2,299	
Unplanned Expenses	\$0	250	(\$250)	Gift card
	\$80,333	57236	\$23,097	

## Working Budget Summary Deer Island Operations

### Comparison of Plan to Actual – Accrual Basis

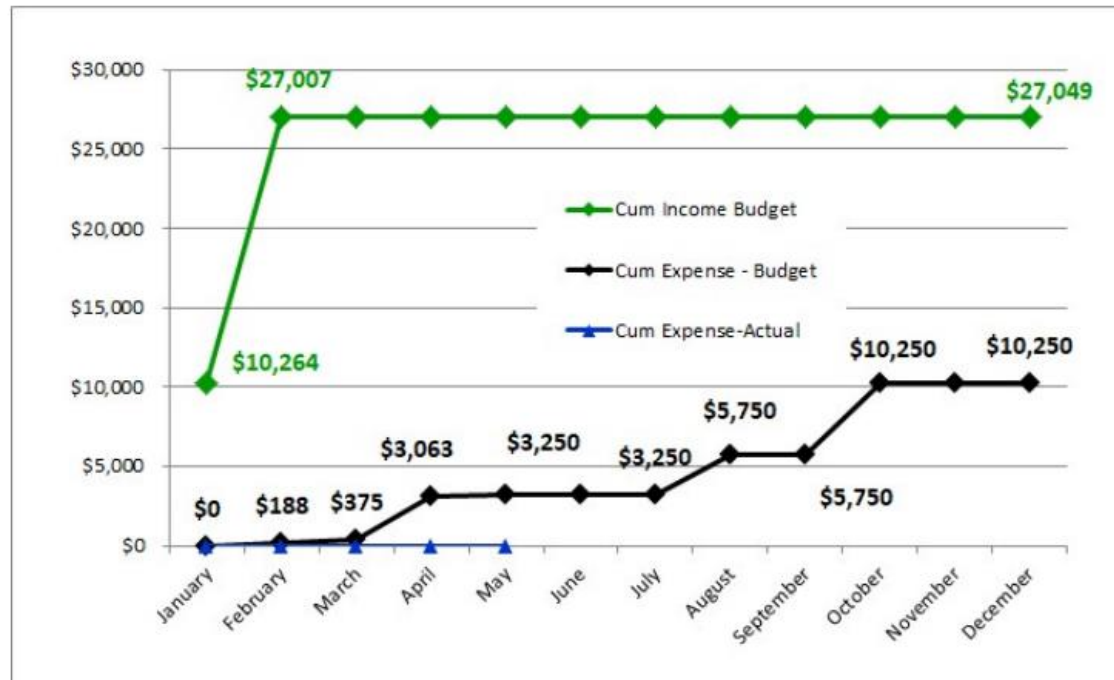


**Over plan - \$1K**

DI Operations	budget	actual	surplus (deficit)	
Property Taxes	\$0	0	\$0	
Gate Equipment Lease [4 qtrs @ \$1,050]	\$2,100	2100	\$0	
Internet [Hargray] for: DI Gate	\$671	668	\$3	
Gate phone (VoIP)	\$100	120	(\$20)	
Irrigation Water	\$521	472	\$49	
Grounds and Landscape Contract	\$1,250	2430	(\$1,180)	
Flow Preventer Test (@ 47 Anchorage Way)	\$175	0	\$175	
Landscape Maintenance - Materials and Labor	\$363	1062	(\$700)	Overspent for th
Island Causeway Electrical (for gate operation)	\$260	398	(\$138)	
Gate maintenance, repairs, parts	\$750	\$0	\$750	
Stormwater Infrastructure Maintenance	\$0	\$0	\$0	
Bridge Insurance	\$24,225	24176	\$49	
<b>Total Deer Island Operations Expenses</b>	<b>\$30,415</b>	<b>31426</b>	<b>(\$1,011)</b>	

## Working Budget Summary Deer Island Reserves

### Comparison of Plan to Actual – Accrual Basis



Under plan - \$3.2K

DI Reserves	budget	actual	surplus (deficit)
Landscape improvements and replacement	\$750	0	\$750
Irrigation tie in @ Causeway	\$2,500	0	\$2,500
Bridge approach concrete repair	\$0	0	\$0
Bridge Wear Boards - replacement and sealing	\$0	0	\$0
<b>Total DI Reserves Expenditures</b>	<b>\$3,250</b>	<b>0</b>	<b>\$3,250</b>

## MANAGEMENT REPORT - ROBERT BUNDY

- Management was in I.O.B. in May on the 1st, 9th and 31st.
- Cole Crosby, with Wildwood Contractors, Inc. sent an email on May 24th that was forwarded to the Board. Cole's company does not refinish tennis courts. Robert sent an email to Skip Scarpa asking for a quote to resurface and convert the tennis courts. Skip replied that he was on vacation, however, will send a proposal when he gets back.
- YRP was asked for a proposal to convert the current underwater lights to LEDs. YRP was also asked to install new pool rule signs. The proposal to convert the lights was received and forwarded to the Board. A new sign over the water fountain was installed.
- The Greenery was asked to complete an inspection of the backflow preventor device at 407 Islands Avenue. This is an annual requirement of BJW&S.
- Alex, Davis Yoakum and Robert met Wednesday May 31st to go over the schedule for the replacement of wear boards on the bridges. Davis is to start work the week of the 12th of June.
- Owen Savage with Atlantic Asphalt sent over a proposal for street repair on several areas in I.O.B. The proposal for forwarded to the Board. Robert also requested a proposal from Southern Asphalt Maintenance for the same repairs. As of the typing of this report we are waiting on the proposal from Southern Asphalt Maintenance.
- Robert sent Shane'e with Grayco an email to see if she had heard anything from Seaside Casual. Shane's sent an email that the replacement parts were in and that her people would be making the repairs. Robert sent her an email to see if the repairs had been done, as of the typing of this report she had not replied.
- Custom Security finally fixed the electrical problem at the front gate. They also had to replace the screen at the front gate. They sent a proposal last Thursday for replacing some hinges and bearings at the front gate. Robert sent Jana an email asking for more information, she replied. "Per Leon, if the bearings are caught and replaced before the wear gets to the hinges themselves, then we just do bearings, some of these have gotten too far. (Comments during the meeting: The contract expires October 2024. It is recommended that we begin researching other companies.)
- Southern Tree and Kolcun Tree sent over a proposal to remove the dying tree in the common area behind 296 De La Gaye. A1 (Action Tree) sent a proposal to remove the one tree and to do some work on other trees in the area.
- Dominion will reduce the number of streetlights that the Association pays for by 4, starting in July. We have been paying for 13 now it will be 9.
- Hargray was sent an email inquiring if they had fixed the issue with the emergency phone at the pool. (It was going to the non-emergency number and needs to go to 911. Hargray said it would be switched.)
- Has a decision been made on the rental of tables and chairs for the annual meeting/party?
- The financials were emailed to all board members June 9, 2023.
- Three delinquency letters were mailed and emailed to owners owing over \$2,000 on May 12, 2023. One of these owners has paid in full.
- Finance Charges were applied if applicable to owners with balances.
- There are 6 owners on the receivable list as of the mail 6/12/23. (As of the meeting today, the number was reduced to 3.)



- One owes for all of their 2023 assessments plus lot cleaning and one owner owes for multiple years fees/fines/late fees/finance charges. Two owners have made payments towards their 2023 fees. Two owe for lot cleaning fees plus finance charges.

### **2023 Closings**

2/15/23 Lot 1-012	301 Islands Avenue	Hung Tran & Maily Nguyen from Rhoden-Lot
2/28/23 Lot 1-016	224 De La Gaye	Christopher & Roberta Gillette from Ore-Lot
3/1/23 Lot 4-019	416 Islands Ave	Melissa & Andrew Bliss from Pate-Lot
3/13/23 Lot 3-040	280 De La Gaye	Dennis & Alisa Avery from Stewart-House
4/7/23 Lot 3-075	344 De La Gaye	Joseph & Kerri-Ann Pellegrino from Loker-house
5/4/23 Lot 1-023	121 Five Oaks	Laurie Babernitsh from Fiala's – house
5/11/23 Lot 1-017	228 De La Gaye	Joveco Scott from Wolfe's – lot
5/12/23 Lot 3-111	245 De La Gaye	Michael & Diane Buescher from Loescher-lot
5/22/23 Lot 1-017	228 De La Gaye	Joveco Scott from Wolfe's – lot
6/2/23 Lot 4-005	108 Sunset Ct	Charles & Sue Martin from Downing-lot

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

7/6/23 Lot 1-009	122 Five Oaks Cir	Kurt/Amy Kerkert from Lancaster/Donaldson-house
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## **MARKETING AND COMMUNICATIONS COMMITTEE REPORT – JEAN WATSON (FOR SHAUNA BISHOP)**

A new draft directory will be sent out in June.

The committee met with a HOA website vendor and an APP vendor and decided to not move forward with either due to cost and the time. (Will not include in next year's budget.)

The committee is working diligently to reduce our budget for 2024. The proposed budget will be submitted on August 5th. (Reassessing Pickle Juice, Private Communities)

The committee will share our amenities with all Beaufort realtors during an open house on October 17th. (Hopefully high traffic, very visible event. Need to keep educating realtor base.)

### **Website Statistics – May 2023**

Private Communities 478 community view pages ↑

No property listings

104 clicks to our website ↑

72 clicks to our Facebook page ↑

### **IOB Website**

Total Users: 590 ↓ 244

New Users: 558 ↓ 244

Sessions: 817 ↓ 233

Sessions / User 1.38

Page Views: 4,804 ↓ 71

Pages / Session: 5.88 ↑ 1.37



10 (↓2) 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. As shown above, the number of website hits is down, most likely due to the lack of local advertising.

**Other comments during the meeting:**

- The Marketing and Communications Committee is working with the Social Committee to re-craft information for new residents.
- There was discussion about communication via email to IOB members. Only one email is mailed to each family through BAM, however, more than one email can go to each family using ListServ.

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

Currently there are 92 residences built at IOB.

- There are 4 residences under construction – 1 on Deer Island, and 3 on the mainland.
- There is 1 residence in the ARB process, and 2 residences with architects.
- 10 lots are HOA owned.
- 13 lots are two lots incorporated into one by owners.
- There are 74 lots to be developed.

The ARB administrator continues to receive inquiries regarding building requirements for several recently purchased lots.

The status of construction as visible from the street is listed below:

43 Anchorage Way II-12  
Foundation Survey Date 6-6-22  
C of O issued 6-2-23

217 Dela Gaye I-26  
Foundation Survey Date 6-7-22  
C of O issued 5-15-23

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

108 Palmetto III-52  
Foundation Survey Date 10-17-22  
Current Status: House painted, work ongoing.

14 Anchorage Way II-27  
Permit Issued 2-8-23  
Foundation Survey Date 3-30-23

Current Status Painting ongoing

260 Dela Gaye III-35

Permit Issued 1-30-23

Foundation Survey Date 3-24-23

Current Status Painting ongoing

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

- Clubhouse maintenance project update
  - Alex and Eric checked leaking window on left side of building. A rectangular window will be installed as it is cheaper.
  - Alex and Eric need to finish walk through to check on status of other projects
  - End tables were replaced inside the Clubhouse
  - Signs for restroom and gym are still needed
  - An outside sign for Clubhouse is needed. G&LC would like to know where the sign will be located for planning landscape.
  - An address is needed for the tennis/pickleball courts in case of an emergency call. Robert will look into this. Beaufort County will assign that.

### **SOCIAL COMMITTEE- NANCY BRANDT (ON BEHALF OF GLORIA PAPP)/ DAVID JUSSAUME**

#### **July 4th Event**

- Refreshments: Coffee & Donuts from Dunkin Doughnuts
- Readers & MC: We would like Alex, as the HOA President to be the MC. We also feel it would be good to have some of the Board members read. (will also tap from the youth. Carmen, Robbie, and David will read.)
- Music: Jean Watson and Vickie Blake will play some music. Likely 3 songs including the Star Spangled Banner, and Yankee Doodle Dandy.
- Other: Thomas Johnson will dress in his Minuteman attire.

#### **Annual Party Update**

- Catering:

The event is being catered by Jimmy Fitts Catering. Rabi Brunson is the owner and head chef. The menu includes BBQ pulled pork, BBQ pulled chicken, mac & cheese, string beans, coleslaw, cornbread (1/2 Jalapeño 1/2 Regular). They are also supplying nonalcoholic beverages (sweet tea, unsweet tea, water). The dessert and dinner rolls were omitted in the contract. Gloria to address with Rabi. The caterer will also provide chafing dishes, display trays and bowls, Plates, utensils, napkins, cups and ice. Their staff will set up and take down. Dinner will be served buffet style.
- Cost: Total approximate cost \$2,898 (\$500 deposit has already been paid).

The contract was drawn up based on 100 people at \$20/pp (\$2,000). The Committee feels now that we may have as many as 115 people (\$2,300). Approximate tax (\$138) and gratuity (\$460). Note: We will be charging \$25/pp for now shows.
- Tables:

The caterer requires three six-foot rectangular tables. We will need four round tables and eight high tops for dining.

Cost: The Committee is not clear if this expenditure is coming out of the Board's common area operations budget line. (Looking at asking people to volunteer to assist. Marilyn is concerned about people falling. Delivery is as much as the rental. Robbie can get chairs and some tables from MCAS. He also has access to a power truck.)

- Entertainment:  
Chris Jones, who is a local acoustic performer. He plays in bars and restaurants throughout Beaufort.  
Cost: The cost is the same: \$900 (\$750 plus \$150 tip).
- Beverages:  
We will be serving a signature bourbon punch. This will be served in our decanters so guests will be able to self-serve. We plan on asking for volunteers in the community to "bartend". These volunteers will pour wine and beer for guests. We will also have bottled water available.  
Cost: \$715 (bourbon punch \$300, wine \$200, beer \$150, water \$20, ice \$45).
- Misc: We also plan on having a picture board on display, showcasing the 25-year history of the IOB. Cost: approximately \$50

**Total for all expenses \$4,563.00**

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

- Independence Day: July 4<sup>th</sup>
- Annual Party: Saturday, October 21<sup>st</sup>
- Merry Mingle/Holiday Event: Saturday, December 9<sup>th</sup>

#### **LANDSCAPE- KATHY WHITEHEAD /CARMEN DILLARD**

The Grounds and Landscape Committee met June 1 and again for a special meeting on June 12 to review The Greenery's suggestions for improvements in front of the Clubhouse.

##### Clubhouse Landscape Improvements

- As of the Committee's regular June meeting on June 1, The Greenery had not sent Carmen a proposal for the Clubhouse landscape enhancements, nor had we received any feedback from them about our ideas for the front entrance improvements. So further action on these projects was taken at that meeting.
- On June 8, Carmen and Kathy met with Isaiah Martinez (The Greenery Client Manager for IOB) to discuss his preliminary proposal for the Clubhouse landscape improvement project. Numerous changes to the proposal were needed, as was further input from the Grounds and Landscape Committee (and eventually, the Clubhouse Committee).
- The GLC met on June 12 to discuss The Greenery's proposal. Certain portions of the proposal were agreed upon, primarily near the pool entrance. Carmen will provide feedback to The Greenery regarding those portions. Beyond that, we decided that the first step in redesigning the grounds at the front of the Clubhouse should be to expand the mulch beds so both the existing and any additional plant material have sufficient room to grow. The Committee will mark these areas on June 20.

Front Entrance Appearance – our highest priority

- The Committee urges the Board to repair the front entry lighting. It has not been working for about a year, and a dark entrance does not leave a favorable impression.
- The foxtail ferns at the front gate were freeze-damaged and the Greenery's pruning has not successfully rejuvenated the plants. We recommend removing the ferns and immediately adding vinca in the two beds in the kiosk island outside the gate and in the two beds just inside the front gate. The vinca will be a temporary measure until a more complete plan for the island is developed.

#### Other Business

- The Committee recommends that the Board engage The Greenery to conduct a review of the irrigation system at all locations other than the Clubhouse, which would need to be reviewed as part of any enhanced design. Reviewing the other locations now could save wasted water and operating expense.
- The June newsletter was reviewed and approved. It has been sent to Alex and Carmen for further review and distribution to residents.
- The Committee updated its master list of routine projects and needed improvements as part of its 2023 planning. We will be confirming our longer-term priorities and developing our 2024 budget request this summer.
- The Committee plans to organize a workday later this month for residents willing to help us cut out and remove the landscaping fabric at the former site of the playground.

### **The Greenery Report (May 1 – June 9, 2023) – Carmen Dillard**

May 5

Isaiah from The Greenery met with the G&LC to discuss some options for the enhancement possibilities at the front of the clubhouse. Carmen asked him to provide two quotes: one for doing the full scope of what we discussed with G&LC and a second quote with a reduced scope of work if budget doesn't allow for the full scope at this time.

May 6-8

Carmen received a request from the Pickleball players asking if the courts can be blown off when the crew is here each Monday. The Greenery began blowing off the courts on Monday, May 8.

May 15-18

David Jussaume reported irrigation issues at the front gate. The Greenery provided a quote to investigate, but David determined the problem was a bad controller and replaced it himself. Further work needs to be done to set the watering on/off times and the duration/days, location and watering direction of sprinkler heads, and overlapping of watering zones.

May 18

Eric and Carmen marked off the easement that runs from the pipeline easement behind lots 38-46 on DLG and 49-55 on Palmetto ending at DLG between Lot 46 and the Bueschers. There are a number of trees in the easement that need cleanup/removal of suckers and dead limbs from the Muellers to DLG by the Bueschers. Additionally, two dead trees need to be removed. Eric contacted Action Tree for a quote.

May 19-26

In addition to items on the punch list, the Greenery crew focused on weed control with recent rainfall and debris pick-up around the Clubhouse, which included limbing up the magnolia and cleaning up the palm clusters. They are monitoring a sprinkler head malfunction in the vicinity of the Clubhouse.

On May 22<sup>nd</sup> while The Greenery was doing regularly scheduled maintenance at the entry to IOB, an IOB sign was damaged. (The sign was replaced the week of 6/5/23.)

June 2-6

Carmen reported an “errant” sprinkler head located to the right of the clubhouse near the transformer boxes and spraying water out into the street. Isaiah adjusted the sprinkler head. It appears it may have occurred as a result of someone’s tire parked on top of the spray head and getting spun around. After adjustment of the sprinkler heads, one of them continued spraying a 360 degree pattern in the street. If a replacement of the head is needed, the Greenery will do this free of charge.

June 8-9

- Easement and Punch List

Carmen, Isaiah Martinez, and Brandon Duitsman (The Greenery Crew Manager for IOB) walked the easement marked on May 18. The crew will begin mowing the areas that are still accessible by mower until tree work can be done to clean up the rest of the easement past the Mueller’s property. Carmen received a quote from Action Tree (contacted by Eric) for doing tree work and sent this to the Board for consideration. Isaiah contacted Oliver’s Bushhogging for a quote if bushhogging in that area is also needed.

Carmen gave Brandon an updated punch list and pointed out outstanding items that still need to be addressed from the meeting on April 18<sup>th</sup>. She emailed an electronic copy of this to Isaiah and Brandon and will continue to send them updates each week.

- Cotton Island

Isaiah, Brandon, and Carmen looked at areas that need more attention and maintenance. It was recommended that the corner between the Kents and the walkway to the dock become part of the existing pine straw area since it is too shady for the small strip of grass to grow there. It was also recommended that the large cluster of shrubs in that common area be removed and stump grounded to clean up the area and allow better visibility of the sign.

According to Isaiah and Brandon, the crew typically mows the park area every other week to keep it at the best height for St. Augustine grass. Moss growing in some areas of the grass in the park may be indicative of a fungus caused by too much water, which will be further investigated. The palms in the park will be cleaned up. The common areas affected by moles will be treated by applying an insecticide that will get rid of the food source. Carmen will be notified when this is done so that the community can be informed to avoid walking and having pets on the treated area for at least one hour until the insecticide has had a chance to dry.

The pump station area, where palm sprouts and weeds are starting to grow, will be cleaned up the week of 6/11/23.

- Clubhouse  
Isaiah, Kathy, and Carmen met at the Clubhouse to go over the draft proposals for enhancing the front area of the Clubhouse. The G&LC met on 6/12/23 to review these proposals which is addressed above.
- Front Entrance  
During the week of June 12, The Greenery:
  - Plans to remove the remainder of the foxtail ferns killed from the December frost and not coming back. (Carmen will request a price for planting vinca.)
  - Cut off dead portions of oleander (and other areas throughout the community where needed.)
  - See the G&LC recommendation above for immediate improvements in that area.

## **OLD BUSINESS**

### **CI/DI Bridge Material Condition Update (Alex/Robert)**

- Cotton Island
  - Contracts were released to do work on the CI bridge.
  - Identified 32 boards on north side of the bridge to replace
  - Once the boards are dry, the coating material will be applied
  - The cost for 32 boards was \$4,800
- For Deer Island, we got the skirt on approach to DI bridge (no contract released yet)
- Fees for construction traffic were collected last year for bridge use.
- The boards need to be maintained on both bridges, so we do not have to do total board replacement. The CI bridge is being addressed first to set an example for the DI bridge and DI residents to observe and comment.
- Structural repairs will be done for both bridges based on the bridge assessment.

### **Tennis Court Repairs (Robert)**

- The area on far end of the court is warping and creating a trip hazard. There is no structural concern at this time according to the quotes received last month, but an estimate is needed on doing just the resurfacing. (After the meeting, a group, including Robert went to investigate the area that could be a trip hazard.)
- Last month, the quotes received included both re-surfacing and conversion.
- Robert reports that it is difficult to find anyone anytime soon to do the work
- Robert recommends new court, new nets, and one new post
- One community member expressed her opinion that the pickleball conversion is an important amenity given the number of people living in the community who now play pickleball and asked about where this stands in far of priorities.
- Robert will get three different quotes.

### **Update- Development of new IOB 5 Year Strategic Plan (Alex)**

- The survey needs to take into consideration those who are homeowners, those who are lot owners, and those who own more than one lot in the community. (Currently, about 2/3's are Homeowners, and 1/3 are Lot owners.)
- One community member asked how detailed the survey would be. The response was that the survey needs to be concise to gather accurate data and not be an "interpretive" survey.
- Another homeowner asked about the possibility of bias with the survey being done internally
- Alex reported that he hopes to the draft of the survey in front of the Board next week for approval.

## **NEW BUSINESS**

### Neighborhood Safety

- Theft has been on the rise (Construction site theft, lawn trash container, garage theft, etc.)
- There needs to be a greater awareness there has been theft, so people are less vulnerable.
- Alex will put out notices as needed and put out some basic principles.
- Should a Neighborhood Watch be formed? Are "Neighborhood Watch" signs a deterrent?
- Robert reported that codes have been changed, along with hours of construction crews

### Landscaping Equipment Sale

- Information will be sent about the equipment for sale to community members (Aluminum trailer, some equipment in shed)
- Need to check on the status of the fire prevention equipment in the shed as well as a key to the building. Since the building is no longer being used, it is no longer insured.

### Road Repairs (see Management Report)

### New Business topics from David Jussaume

- David will talk to the Bundys about moving some of the reserves into CDs.
- David will begin budget meetings/discussion next week with the different committees. The proposed budget needs to be approved by Board in August, so David needs proposed committee budgets in July.
- We organize the way we do business by having the committee chairs take on more responsibilities for items pertaining to their committees, rather than everything going first to Alex.
- Each committee needs to conduct an inventory of items that pertain to their committee (For example, for G&LC, how is the irrigation mapped, and where are the shut-off valves? Committees need an inventory, mapping irrigation? It was suggested that this inventory be set up in a Google Drive so that it is a to pass information along to future Board Members.

### Other items:

- Alan Dechovitz emailed the Board about a dip in the sidewalk in front of his house creating a large puddle when the irrigation system runs.
- A question was asked about the presentation done two months ago by Kevin, Kat, and Jim. Alex responded that the survey will include questions on survey regarding this presentation to determine if enough support is in place to present at the fall meeting and put to a vote.



- A question was asked about the possibility of including a question on the survey about interest in having an outside reserve study being done (professional evaluation of assets). Various comments were made pro and con.

The meeting adjourned at 3:06 pm. The Board went into Executive Session.