



ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

MINUTES

Friday, July 14, 2023

1:30 PM

CALL TO ORDER AT 1:30 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Carmen Dillard, Robbie Smith, Robert Bundy, Fred Mueller, Marilyn Mueller, David Brandt, Nancy Brandt, Scott Whitehead, Kathy Whitehead, Gloria Papp, Nancy Hansen, Janet Santoro, Debbie Babb, Missy Taylor, Alan Dechovitz, Jean Watson, Joanne Beyer

Absent: David Jussaume

COMMUNITY COMMENTS

- Kathy Whitehead commented that the area beside the tennis courts, along with the area to the right side of the fence line of the pool have grown to the point that bush hogging is desperately needed. Alex said to go ahead with getting the area by the tennis courts done. On 6/26/23, Carmen sent a request to The Greenery to mow the area to the right side of the fence by the pool.

PRESENTATION OF MINUTES- JUNE 2023

Eric Powell made a motion that the minutes from the June 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

Islands of Beaufort HOA Treasurer Report

July 13th, 2023 BOD Meeting

Status as of June 30, 2023

Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$267.3K. (Slides 2, 3, 4 and 5)
2. Late payments of 2023 Assessment: 12 lots on March 2nd (\$31.4K); 1 lot on July 5th.

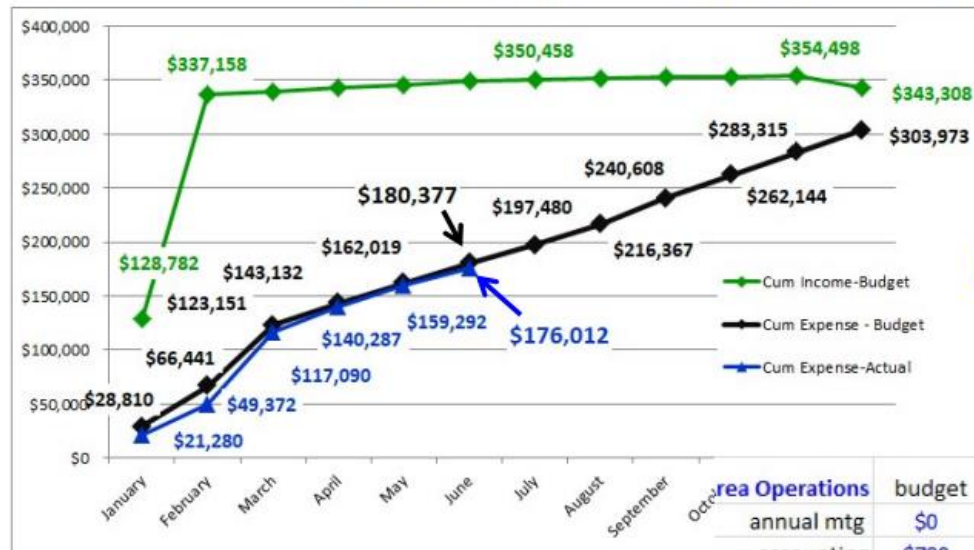
Look Ahead

1. Bridge Repairs/wear board replacements
2. 2024 Budget Cycle (slide 7)
3. Committee's budget proposal meetings week of July 17th
4. Vendor/Supplier proposals for 2024 required by 3 August to support discussion at BOD meeting 8th of August

Decisions Required

1. None

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



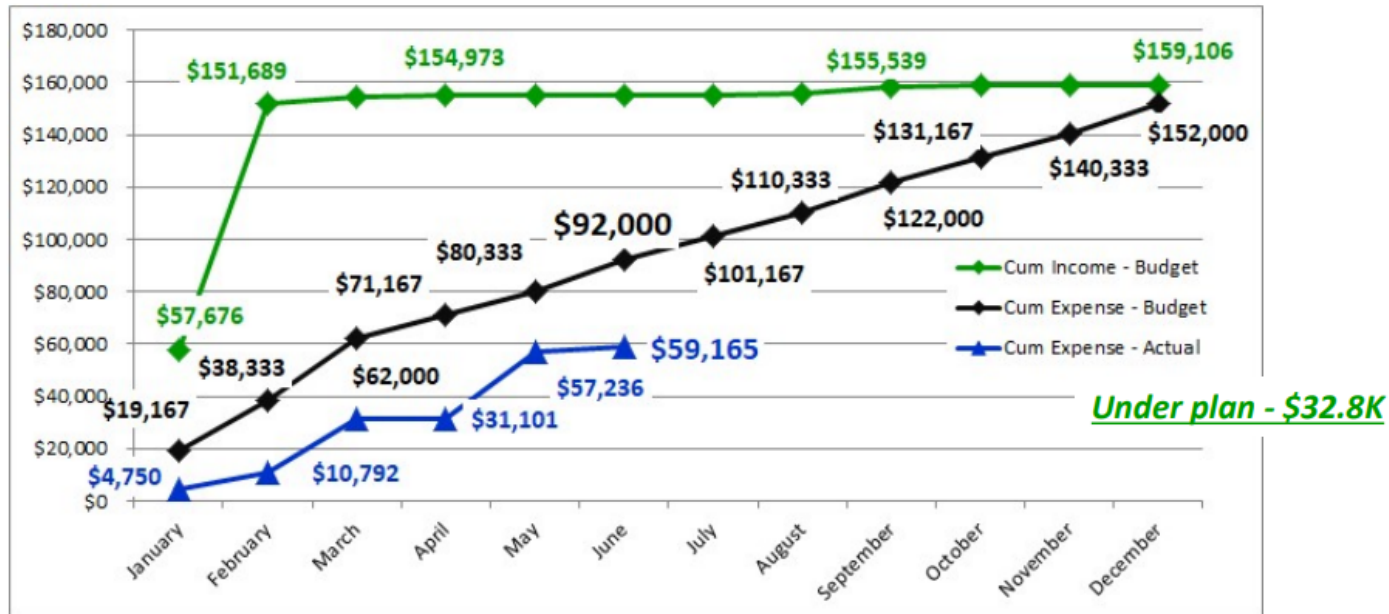
Under plan - \$4.3K

The Greenery
Budgeted @ 36K →
Actual \$26.2K

rea Operations	budget	actual	surplus (deficit)	
annual mtg	\$0	0	\$0	
accounting	\$700	325	\$375	
legal	\$2,000	90	\$1,910	
mgmnt	\$15,461	14749	\$712	
mrkting	\$6,360	6147	\$213	
ins	\$51,146	56111	(\$4,965)	
ARB	\$8,110	7860	\$250	
G&L	\$48,100	39696	\$8,404	
GLComm	\$13,250	15738	(\$2,488)	
CH	\$6,470	6912	(\$442)	
pool	\$9,245	9727	(\$482)	1350 for re
social	450	691	(\$241)	\$500 depo:
Main gate	\$3,485	3307	\$178	
util	\$15,525	14659	\$866	
	\$180,302	176012	\$4,290	

Working Budget Summary Common Area Reserves

Comparison of Plan to Actual – Accrual Basis



Allocated for Clubhouse Grounds →

Common Area Reserve	budget	actual	surplus (deficit)	
			\$0	
Pickle ball nets	\$2,000	0	\$2,000	Accrued in 2022
General Landscape	\$2,500	0	\$2,500	
Bridge and dock repairs	\$5,000	5529	(\$529)	
Arbors (projects are TBD)	\$17,500	0	\$17,500	
Decking (projects are TBD)	\$35,000	25685	\$9,315	porch screen/s
Base Fence replacement	\$30,000	27701	\$2,299	
Unplanned Expenses	\$0	250	(\$250)	Gift card
	\$92,000	59165	\$32,835	

Working Budget Summary Deer Island Operations

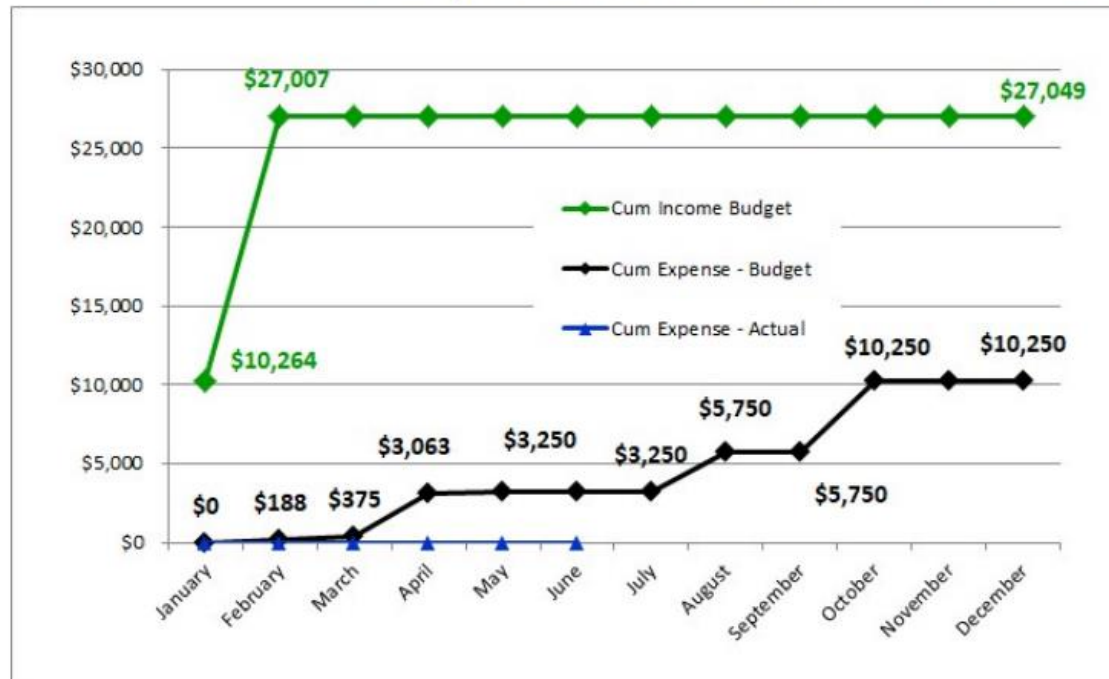
Comparison of Plan to Actual – Accrual Basis



DI Operations	budget	actual	surplus (deficit)	
Property Taxes	\$0	0	\$0	
rent Lease [4 qtrs @ \$1,050]	\$2,100	2100	\$0	
Internet [Hargray] for: DI Gate	\$805	802	\$3	
Gate phone (VoIP)	\$120	122	(\$2)	
Irrigation Water	\$625	582	\$43	
ds and Landscape Contract	\$1,500	2916	(\$1,416)	
est (@ 47 Anchorage Way)	\$175	0	\$175	
nance - Materials and Labor	\$363	1062	(\$700)	Overspent for th
lectrical (for gate operation)	\$313	479	(\$167)	
aintenance, repairs, parts	\$750	\$0	\$750	
Infrastructure Maintenance	\$0	\$0	\$0	
Bridge Insurance	\$24,225	24176	\$49	
Island Operations Expenses	\$30,975	32239	(\$1,264)	

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
Irriigation tie in @ Causeway	\$2,500	0	\$2,500
Bridge approach concrete repair	\$0	0	\$0
Bridge Wear Boards - replacement and sealing	\$0	0	\$0
Total DI Reserves Expenditures	\$3,250	0	\$3,250

Cash Held In Banks (end of month)

Common Area Available to Invest
\$238K + \$171K + \$36K = \$445K

Deer Island Available to Invest
\$51K + \$110K + = \$151K

Bank Balances (end of month)

	Type	Feb	Mar	Apr	May	Jun	Jul
Ameris							
		\$242,614	\$242,701	\$242,826	\$241,756	\$238,290	
Common Area Res	MM	\$242,614	\$242,701	\$242,826	\$241,756	\$238,290	
First Federal Bank (FFB)							
Common Area Res	MM	\$124,054	\$170,877	\$170,926	\$170,981	\$171,046	
Deer Island Res	MM	\$41,923	\$51,238	\$51,252	\$51,268	\$51,288	
Regions							
Builder's deposits	checking	\$59,500	\$59,500	\$59,500	\$54,500	\$54,500	
Common Area Res	MM	\$103,839	\$103,840	\$103,840	\$78,157	\$78,157	
South State Bank (SSB)							
Common Area Ops	checking	\$337,247	\$185,190	\$164,916	\$161,156	\$161,584	
Wells Fargo (WF)							
Deer Island Ops	checking	\$40,768	\$32,022	\$30,157	\$28,276	\$27,465	
Common Area Res	MM	\$22,509	\$36,317	\$36,320	\$36,325	\$36,329	
Deer Island Res	MM	\$107,442	\$110,139	\$110,152	\$110,166	\$110,180	
Total =							
		\$1,079,896	\$991,824	\$969,889	\$932,585	\$928,839	
Liabilities							
Builder's Deposits		\$59,000	\$59,000	\$59,000	\$54,500	\$54,500	
Member Pre-Paid		\$792	\$1,436	\$2,080	\$2,724	\$2,724	
Accounts Payable		\$0	\$0	\$0	\$0	\$0	
Net=							
		\$1,020,104	\$931,388	\$908,809	\$875,361	\$871,615	

\$596K @ 4.5% = ~ \$2.2K /month

Common Area 2023 Funds
Ops Planned Spend of \$140K
Res. Planned Spend of \$90K

Deer Island 2023 Funds
Ops Planned Spend of \$8K
Res. Planned Spend of \$10K

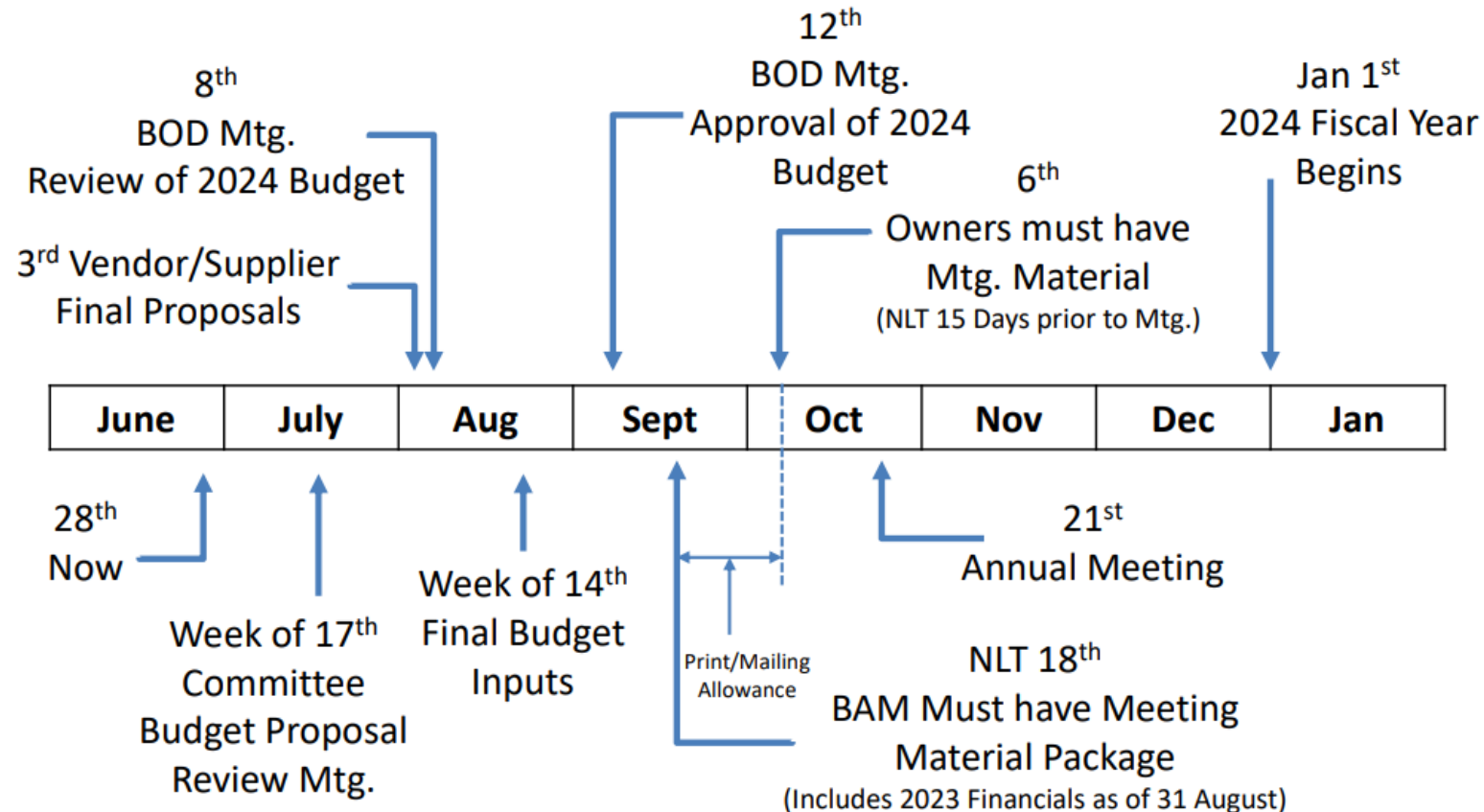
As of June 24th

2024 IOB Budget Cycle Timeline

- CPI for June published in July

Budget Proposal Meetings

July 20th, 2 PM – Clubhouse, Social, G&L
July 21st – Communication (Zoom)



IOB Covenants, ARTICLE VI: ASSESSMENTS; Section 3.(a)

"... may not exceed the sum of five percent (5%) plus the percentage increase reflected in the U.S. City Average, Consumer Price Index-United States (published by the U.S. Bureau of Labor Statistics, Washington. D.C.) ... Consumer Price Index, for the twelve month period ending the immediately preceding July 1."

MANAGEMENT REPORT - ROBERT BUNDY

- Management was in I.O.B. in June on the 2nd, 5th, 13th and 21st.
- Still waiting on a proposal from Carolina Sport Surfaces for the tennis courts.
- Richard of The Tennis Court Doctor wanted to know the number of bumps and gouges to provide a price. He pointed out that the repair colors would not match. (Comments: He has been here 2-3 times, and Robert has sent pictures. Janet Santoro also met with him at the courts to show areas of concern. There are some tree roots that may be affecting the underlayment on the southwest side of the court.)
- The Greenery was asked to complete an inspection of the backflow preventor device at the De La Gaye Dock. This is an annual requirement of BJW&S.
- Davis Yoakum replaced several Boards to the Cotton Island Bridge and repaired several utility hangers. He has started repairing utility hangers on the Deer Island Bridge. (Comments: There is also a green PVC pipe in the marsh with cable running through it. Robert is trying to determine which of the utility companies it might belong to.)
- Owen Savage with Atlantic Asphalt sent over a proposal for street repair on several areas in I.O.B. The proposal was forwarded to the Board. Southern Asphalt Maintenance sent in a proposal to make several repairs on the streets also. The proposal was forwarded to the Board.
- Grayco has repaired the damaged chairs the pipeline cut.
- Custom Security was given approval to go forward with the replacement of some hinges and bearings at the front gate. (Hinges and bearings were replaced.)
- A1 (Action Tree) removed the dying tree in the common area behind 296 De La Gaye.
- Hargray was able to fix the problem with the emergency phone at the pool from their office. (Now, calls go straight to 911, and we are in compliance with DHEC.)
- Dominion Energy was asked to turn off the service at the irrigation well on Deer Island at the foot of the bridge.
- Signs Now was given the contract to prepare and install an overlay to go over the sign on the gate to the pool area and the large rules sign inside the pool area.
- The financials were emailed to all board members July 5, 2023.
- Finance Charges were applied if applicable to owners with balances and invoices were mailed 7/1/23.
- There are 2 owners on the receivable list as of the mail 6/30/23.
- One owner owes for 2023 fees/fines/late fees/finance charges. 1 owner owes 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
7/10/23 Lot 1-026 217 De La Gaye Kurt & Dale Pettis from Brown-house

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

**MARKETING AND COMMUNICATIONS COMMITTEE REPORT – JEAN WATSON
/MARILYN MUELLER (FOR SHAUNA BISHOP)**

The committee completed the 2024 budget and are prepared to present it to David on July 21st.
Marilyn completed and Alex distributed the updated homeowner directory.
The committee is preparing for a realtor open house on October 17th to showcase our amenities.

Website Statistics – June 2023

Private Communities

383 community view pages ↓
33 property listings ↑
39 clicks to our website ↓
11 clicks to our Facebook page ↓

IOB Website

Total Users: 549 ↑
New Users: 548 ↑
Sessions: 831 ↑
Sessions / User 1.38
Page Views: 2,030 ↓
Pages / Session: 3.7
6 (↓ 4) 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.

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. (All four are on schedule at this time.)
- There are 2 residences in the ARB process, and 3 residences with architects.
- 10 lots are HOA owned.
- 13 lots are two lots incorporated into one by owners.
- There are 72 lots to be developed.

The ARB administrator continues to receive inquiries regarding building on several recently purchased lots as well as questions regarding building requirements from prospective lot purchasers.

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

281 Dela Gaye III-102
Foundation Survey Date 10-17-22
Current Status: Exterior Painted, Driveway Installed.

108 Palmetto III-52
Foundation Survey Date 10-17-22
Current Status: Exterior Painted.

14 Anchorage Way II-27
Permit Issued 2-8-23
Foundation Survey Date 3-30-23
Current Status Exterior Painted.

260 Dela Gaye III-35
Permit Issued 1-30-23
Foundation Survey Date 3-24-23
Current Status Exterior Painted.

(Comments: Jean Watson informed the attendees that she has checked with other communities to see if they have a person who serves as the ARB administrator as Fred does for the IOB community. She found these other communities have no one in that position. She remarked that it is a true gift to have Fred.)

CLUBHOUSE UPDATES - ERIC POWELL/ DAVID AND NANCY BRANDT

- Clubhouse Maintenance Project (Eric Powell)
 - During the upcoming budget meeting with David Jussaume, the committee will discuss the need for roof replacement, flooring replacement, updating the kitchen, and interior painting.
 - A window has been ordered to replace the window on the left side of the Clubhouse. It is scheduled to arrive early September.
 - The electronic locks for the storage shed and the pool equipment and chemical rooms are scheduled to be installed the week of 7/17/23.
 - The committee is awaiting a quote from Atlantic Shutter Company for the damaged and/or rotten shutters on the Clubhouse.
- Furniture Replacement Recommendation (David and Nancy Brandt)
 - New furniture is needed for the Clubhouse.
 - David said one option they were considering is to check with people moving out of the neighborhood to see if they may want to sell furniture that would work in the Clubhouse. David asked the Board what would need to be done to get that furniture.
- Pool Use

- It appears that people are using the pool after hours. The camera footage needs to be reviewed to see who might be doing this. It was also suggested that signage be put up in the pool area that all pool users sign in, as we do for gym use.
- A question was asked if we can get notifications from the Ring camera system. The response was we should be able to see camera from home.
- A question was asked about if we are getting signed releases from new residents? Kathy Bundy is getting them.

SOCIAL COMMITTEE- GLORIA PAPP

- Gloria thanked those who participated in the 4th of July event, including those who presented the flag, read the Declaration of Independence, performed music, and provided refreshments.
- The catering and entertainment have been arranged for the upcoming annual party. The committee, along with David Jussaume and Robert Bundy, still needs to finalize the chairs and tables needed. David and Robert are in the process of getting quotes. Additionally, Robbie Smith may be able to borrow some tables from MCAS for \$5/table
- The committee plans to begin working on the logistics for the Merry Mingle soon.
- On behalf of the committee, Gloria requested to remove surplus from community events (\$897.68) to the annual party.

LANDSCAPE- KATHY WHITEHEAD /CARMEN DILLARD

Clubhouse Landscape Improvements

- The committee recommends the Board authorize funds for Phase I of the Clubhouse improvements, which would include **\$1,401** for enlarging the beds as marked, removing the existing metal edging, hard pruning/reshaping the boxwood in front of the clubhouse and along the walk to enhance their shape and fullness, pruning the ligustrum into a smaller, tree shape on the tennis court side of the clubhouse and removing limbs that touch or approach the building, removing the deer-eaten holly outside the pool fence area, and removing the ligustrum trees in front of the kitchen nook area. We are awaiting a quote for adding a mass planting of society garlic in the kitchen nook area at the time the ligustrum are removed. Approval requested for up to **\$530** to cover this. Additional funds will be needed to remove the sweet gum that is starting to lift up the driveway concrete and plant a nice-sized live oak near that area. The committee requests authorization to remove that sweet gum once quotes have been obtained from tree companies for the removal and stump grinding/removal of ground-up remains of the tree. A replacement live oak would cost approximately **\$1,500**. (Eric knows a source for the Live Oak tree.) A second sweet gum on the left side of the Clubhouse may need to be removed this fall if raising the canopy doesn't solve the visibility problem sufficiently.
- The above work for Phase 1 was approved by the Board.
- Robert will get quotes for the tree removal.

Front Entrance Appearance – our highest priority

- We are still awaiting a quote from The Greenery for this work.

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 expenses.
- The committee established project priorities and began work on the 2024 and longer-term budget needs. Carmen and Kathy will meet with David Jussaume on July 20 to review. The priorities, in order of importance, are: Front gate and lighting and Phase 2 of Clubhouse landscape design once Phase 1 is complete.
- Lighting around the community:
 - Alex will look at lighting not working in front of the Clubhouse.
 - Eric said an electrician looked at the lighting at the front gate. The electrician can do the work in 2-3 months, or we can look for another vendor if needed sooner. Eric estimates the cost to replace that whole lighting system will be at least \$5000. We can also order the parts ourselves through Volt Lighting then have an electrician do the labor. Volt Lighting – website can be looked at for lights.
 - Lighting is also needed at the Cotton Island dock.
- Easements and Common Areas:
 - Alex commented that the mowing of easement/common areas creates maintenance costs.
 - Alan said that some residents have extended their own landscaping into these areas that are adjacent to their property.
 - Fred said that the community has maintained the common area since he moved here. In the past, the area was mowed 4-5 times a year. Hurricane Matthew damaged some of the trees in that area and some of those need to be taken down.

Greenery Update from Carmen:

June 1

- Carmen reviewed The Greenery contract and RFP regarding mole treatment for areas on CI. This was sent to Isaiah, and The Greenery applied insecticide (the following week) to alleviate the food source for the moles.

June 2

- Carmen notified Isaiah of the markers on the easement that goes between lots 38-46 on De La Gaye and lots 49-55 on Palmetto and requested a meeting time to walk the area with Isaiah and Brian.
- Carmen informed Isaiah about the CI park area and entrance that needs additional attention.
- Isaiah adjusted sprinkler heads along the curb of the Clubhouse that were not spraying properly.

June 7

- The sign at the front gate, which was damaged by The Greenery crew in May during maintenance, was replaced and installed by The Greenery.

June 8

- Carmen met with Isaiah and Brian from The Greenery to review the ongoing punch list, walk the easement (referenced on 6/2), and look at areas on CI that need further attention.
- Isaiah, Kathy Whitehead, and Carmen met at the Clubhouse to go over the first draft proposal for enhancing the front area of the Clubhouse.

Week of June 12 - Maintenance reported by The Greenery that would be done during the week, pending weather conditions:

- Weed and remove palm fronds in and around pump station on CI (done)
- Remove moss from low shrubbery throughout the community (done)
- Remove remainder of foxtail ferns at the front entrance (done)
- Lop off longer ligustrum limbs to the right of the gate when entering IOB (done)
- Cut off dead portions of oleander at the front gate and throughout the community as needed (started at front entry but not completed)

June 14

- Carmen emailed Isaiah and Brandon that the grass on the easement (referenced on 6/2) had gotten very tall and mowing needed to commence where mowing can be done. Carmen received a response that due to the recent rain; the area was too wet to mow at this time but will be addressed once the area has dried out.
- Carmen emailed Isaiah that the ditches from Palmetto and along the Greenspace to the Clubhouse need to be cleaned. (Added to punch list.) Pictures were also sent.
- Carmen received a report from a resident who observed employees of The Greenery taking brush to the wooded area (between IOB and BCSD property.) Later that afternoon, Carmen walked to that area, took pictures, and sent them to Isaiah and Brandon of The Greenery. She told them that this needs to be disposed of properly. Carmen received a response from Brandon that same afternoon saying the brush would be removed and this wouldn't happen again. (Done)

June 21

- Carmen and Grounds and Landscaping committee members met with Isaiah and Lee of The Greenery to:
 - Show them the proposed layout of the mulch beds in front of and to the left side of the Clubhouse (Phase 1)
 - Discuss ideas and suggestions for planting at the Clubhouse (Phase 2)
 - Discuss ideas and suggestions for improvement of the appearance of the Front Gate area
 - Provide The Greenery with important upcoming dates (Open House by the Marketing Committee on 10/17 and IOB Annual Meeting on 10/21)

June 26

- Carmen emailed Isaiah and asked for the crew to mow the grass behind the fence line by the pool where the wax myrtles were removed earlier this year. (Added to punch list)

June 29

- Carmen emailed an updated punch list to Isaiah. Items were noted with date, area, description, and urgency.
- Carmen notified Isaiah via email that all committees were given a timeline for submitting a draft budget for 2024 (by 8/1). She told him that for budgeting purposes, the committee is going with the 2023 contract amount, and if any changes are being made by The Greenery regarding costs, we need to know as soon as possible.

June 30

- Isaiah emailed Carmen to say he is working on requested quotes. (The quote for the Clubhouse landscaping was received. We are still awaiting a quote for the front entry area and CI.) He also stated that Brandon, Brian, and he discussed progress on the updated punch list.

OLD BUSINESS

- CI/DI Bridge Material Condition Update (Alex/Robert)
 - Boards on the future walkway that needed repair on the Cotton Island bridge have been completed, and we are now ready to do the needed preparation and coating of a 4-foot wide walking pathway on the north side of the bridge.
 - A Rustoleum product, which provides a non-skid surface for pedestrians, will be used once a decision is made on color. Alex showed the group an example of a reflector. He suggested these reflectors be used on the outside of the pathway to identify the pathway and also shine in the dark. The material costs about \$3,200.
 - The remainder of the bridge will be used for vehicles and doesn't need to be splinter-free as long as it is safe to drive on for vehicles.
 - In regard to repair funding, CI residents pay an additional fee for bridge upkeep. Additionally, fees are collected for construction of new homes. Deer Island has a similar situation regarding revenue collected for the upkeep of the bridge.
 - The goal is to complete the CI pedestrian walkway so that the DI residents can see the finished product and consider a similar plan for their bridge, making it safe for two people to walk side by side.
 - Alex says a workday is being planned soon (when weather permits) to put down the Rustoleum material and reflectors.
- Tennis Court Repairs (Robert) – Discussed during Management Report
- Asphalt Repairs
 - Robert presented the quotes from Atlantic Asphalt and Southern Asphalt. Robert sent pictures to both companies of areas that need repair.
 - Atlantic Asphalt: The work includes repair of potholes, alligator (gatoring) spots, cracks to be sealed, concrete curb damage, concrete at the DI bridge, excavating roots.
 - Southern Asphalt: Their quote includes repair of asphalt, concrete curbing and concrete ramps, cleaning of debris, and traffic control in the work zones.
 - Discussion: Alex commented that the roads in the community are the biggest liability. He said the sealant can be slippery, but we need to keep water from seeping through the surface and creating damage. Kathy Whitehead recommended putting

road work on a schedule. Scott Whitehead said (the roots from) trees in easements might be contributing to road damage. Alan Dechovitz remarked that the streets always have spots and are never perfect, but we need to maintain them and not let them go.

- The Board decided to go with Atlantic Asphalt using the reserve budget.
- Update- Development of new IOB 5 Year Strategic Plan (Alex)
 - David Brandt has been working with Alex to create a survey. The Board members have received a draft of this survey to review. Plans are to send the finalized survey out to the community within the next two weeks and ask for it to be completed and returned within a 2-week timeframe. Each property will be asked to complete one survey. Alex told the group it is important to have a high volume of surveys returned to get an accurate account of what most community members find important. The survey will be distributed via an email that has a link to the survey. Robert and Kathy Bundy will receive the returned, completed surveys.

NEW BUSINESS

- Necessary Update to Rules & Regulations (Alex)
 - Complaints have been received within the neighborhood about people who don't control their animals. Some have requested the Board to enforce. Last month, the Board reviewed the IOB Rules and Regulations pertaining to pets (item 5), the local animal control requirements and ordinances, and requested legal guidance.
 - After these findings, a proposal was presented to update the IOB Rules and Regulations to align with local city/county ordinances. (14-33-County Ordinance/ 6-4008 City Ordinance) (The related covenant change to simply remove these references requires a vote by IOB members, which will occur at the annual meeting in October.) Pet owners are expected to control and manage their pets. If an issue arises between neighbors pertaining to a pet, it should be between the pet owner, the person reporting the concern and animal control.
 - Proposal – all verbiage about animal control to be taken out.
 - Discussion: Alan commented that the city and county ordinances pertaining to pets work in cooperation with each other and align with SC State Title 47. This state title also says that counties and municipalities may write their own ordinance. Alex will ask Meredith (legal counsel) to verify and also reiterated that this would require a change in the covenants. Robbie Smith commented that if there is a law or rule that exists, don't make up another one.
- A question was raised asking if a Memorandum of Understanding (MOU) is required with the city of Beaufort for policing in the community.
 - Robbie referred to the sign just prior to the start of the IOB fence. (The sign reads, "No Trespassing. Violators will be prosecuted. This property is under the jurisdiction of local law enforcement agencies pursuant to SC Code 23-1-15.")
 - Alan commented that the code referenced on the sign is for public parking lots within police jurisdiction and not the right sign for our community.
 - Robert will check with the city about this.

The meeting adjourned at 3:12 pm. The Board went into Executive Session.