



ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, August 8, 2023

1:30 PM

CALL TO ORDER AT 1:32 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Robert Bundy, David Jussaume, Fred Mueller, David Brandt (taking minutes for this meeting in Carmen's absence), Scott Whitehead, Kathy Whitehead, Nancy Brandt, Gloria Papp, Marilyn Mueller, Kat Klingler, Janet Santoro, Jean Watson

Absent: Carmen Dillard, Robbie Smith (who arrived near the end of the meeting)

COMMUNITY COMMENTS

- None

PRESENTATION OF MINUTES- JULY 2023

- Eric Powell made a motion that the minutes from the July 2023 IOB Board meeting be approved. This motion was seconded by David Jussaume. The minutes were accepted unanimously by the Board.

FINANCE REPORT - DAVID JUSSAUME

Highlights:

- Total spend YTD across all accounts is \$4284.1K, slightly under plan but there are several upcoming expenses.
- Deer Island common area spending is slightly over plan, but this will be offset by under-spend on DI reserves.
- Cash is \$851,642 and, as expected, is declining month on month.
- We are in the middle of budget planning and David has received budget requests from all committees and the ARB. Per IOB covenants, assessments can increase next year by a maximum of 8% (3% inflation rate + 5%).
- Kathy pointed out that assessments can increase by more than 8% if voted on by homeowners.
- David will schedule a meeting to provide community input into the budget prior to the September meeting and will add a board-level working session also prior to the September meeting.

Islands of Beaufort HOA Treasurer Report

August 8th, 2023 BOD Meeting

Status as of July 31, 2023

Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$284.1K (Slides 2, 3, 4 and 5).
2. 2024 Assessment (Slide 7)
3. Meetings held with Committees to review 2024 requested budgets (Slides 8 - 10).
4. Late payments of 2023 Assessment: 1 lot remains outstanding.

Look Ahead

1. 2024 Budget Cycle - approval targeted for BOD meeting September 12th.
2. Week of August 14th - Final external inputs to 2024 Budget.
3. Planned spend



Road work (\$12K)	
CH – new landscape beds, remove/add tree, new path lighting (8K)	
Reapply pine straw (7.6K)	De La Gaye Dock walkway refresh (??)
Lighting at front gate, CI dock (\$5 - 10K+)	
CI bridge coating/reflectors (\$8K)	Pickle ball/tennis courts (> \$50K??)

Decisions Required

1. None

Budget Summary Common Area Operations

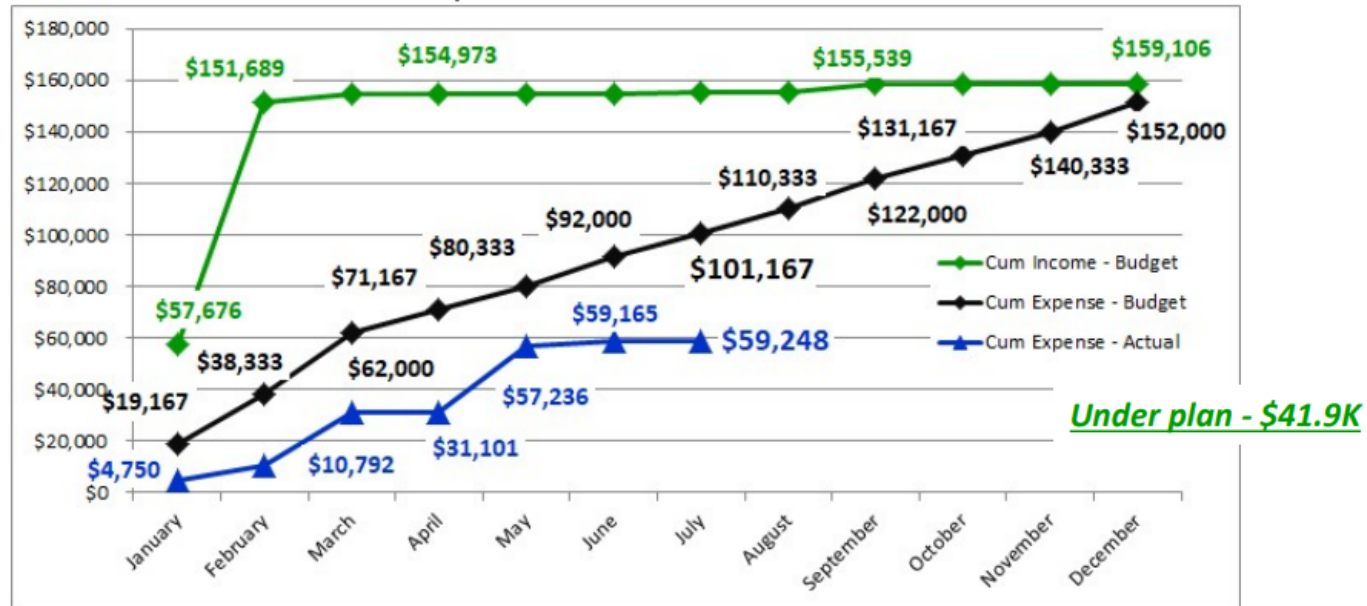
Comparison of Plan to Actual – Accrual Basis



Area Operations	budget	actual	surplus (deficit)	
annual mtg	\$0	0	\$0	
accounting	\$700	325	\$375	
legal	\$2,333	960	\$1,373	
mgmnt	\$17,942	17128	\$814	
mrkting	\$6,810	6597	\$213	
ins	\$51,146	56111	(\$4,965)	
ARB	\$9,360	9290	\$70	
G&L	\$54,100	44062	\$10,038	
GLComm	\$14,667	15738	(\$1,071)	
CH	\$7,278	7525	(\$247)	
pool	\$10,998	11061	(\$63)	1350 for repair
social	450	740	(\$290)	\$500 deposit A
Main gate	\$3,583	5337	(\$1,755)	\$2300 gate rep
util	\$18,113	16797	\$1,316	
	\$197,480	191671	\$5,809	

Budget Summary Common Area Reserves

Comparison of Plan to Actual – Accrual Basis

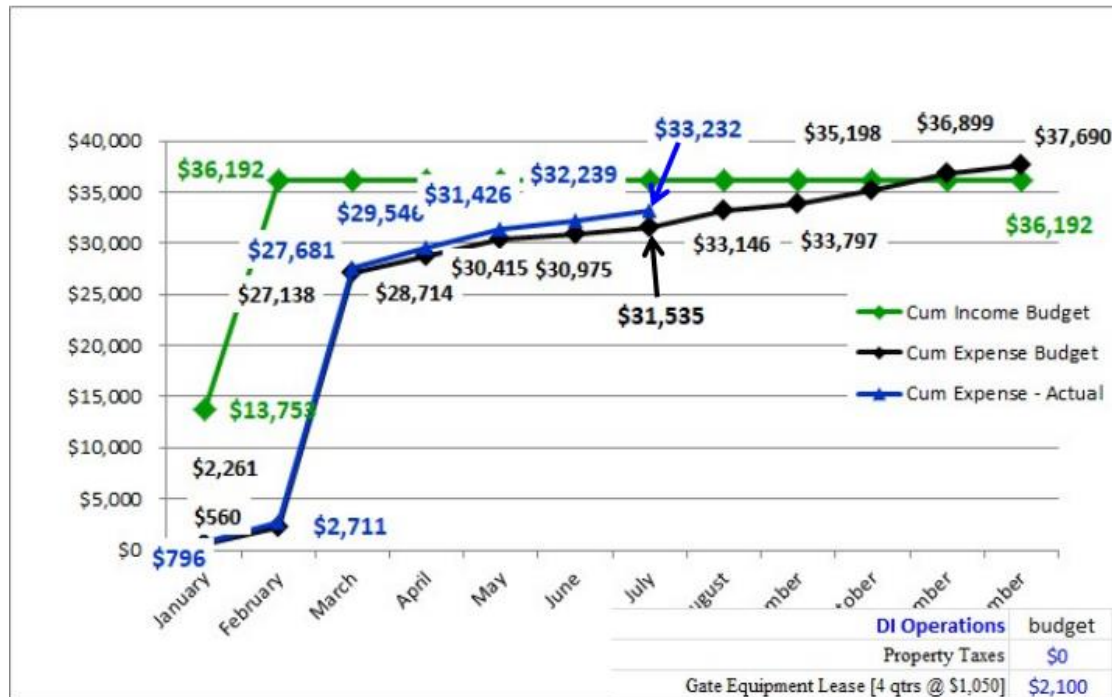


Allocated for Clubhouse Grounds →

Common Area Reserve	budget	actual	surplus (deficit)	
			\$0	
Pickle ball nets	\$2,000	0	\$2,000	Accrue
General Landscape	\$2,917	0	\$2,917	
Bridge and dock repairs	\$5,000	5529	(\$529)	
Clubhouse Grounds (projects are TBD)	\$20,417	0	\$20,417	
Clubhouse Building (projects are TBD)	\$40,833	25685	\$15,148	porch :
Clubhouse Fence replacement	\$30,000	27701	\$2,299	
Unplanned Expenses	\$0	333	(\$333)	Gift ca
	\$101,167	59248	\$41,919	

Budget Summary Deer Island Operations

Comparison of Plan to Actual – Accrual Basis



Over plan - \$1.7K

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	\$939	935	\$4	
Gate phone (VoIP)	\$140	140	\$0	
Irrigation Water	\$729	647	\$82	
Grounds and Landscape Contract	\$1,750	3402	(\$1,652)	
Backflow Preventer Test (@ 47 Anchorage Way)	\$175	0	\$175	
Landscape Maintenance - Materials and Labor	\$363	1287	(\$925)	Overspent for the year
Deer Island Causeway Electrical (for gate operation)	\$365	545	(\$180)	
Gate maintenance, repairs, parts	\$750	\$0	\$750	
Stormwater Infrastructure Maintenance	\$0	\$0	\$0	
Bridge Insurance	\$24,225	24176	\$49	
Total Deer Island Operations Expenses	\$31,535	33232	(\$1,697)	

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
Total DI Reserves Expenditures	\$3,250	0	\$3,250

Cash Held In Banks (end of month)

Bank Balances (end of month)		Mar	Apr	May	Jun	Jul
	Type					
Ameris		\$242,701	\$242,826	\$241,756	\$238,290	\$237,690
Common Area Res	MM	\$242,701	\$242,826	\$241,756	\$238,290	\$237,690
First Federal Bank (FFB)		\$222,115	\$222,178	\$222,249	\$222,334	\$222,411
Common Area Res	MM	\$170,877	\$170,926	\$170,981	\$171,046	\$171,105
Deer Island Res	MM	\$51,238	\$51,252	\$51,268	\$51,288	\$51,306
Regions		\$163,340	\$163,340	\$132,657	\$132,657	\$105,659
Builder's deposits	checking	\$59,500	\$59,500	\$54,500	\$54,500	\$27,500
Common Area Res	MM	\$103,840	\$103,840	\$78,157	\$78,157	\$78,159
South State Bank (SSB)		\$185,190	\$164,916	\$161,156	\$161,584	\$144,377
Common Area Ops	checking	\$185,190	\$164,916	\$161,156	\$161,584	\$144,377
Wells Fargo (WF)		\$178,478	\$176,629	\$174,767	\$173,974	\$173,017
Deer Island Ops	checking	\$32,022	\$30,157	\$28,276	\$27,465	\$26,490
Common Area Res	MM	\$36,317	\$36,320	\$36,325	\$36,329	\$36,334
Deer Island Res	MM	\$110,139	\$110,152	\$110,166	\$110,180	\$110,193
Total =		\$991,824	\$969,889	\$932,585	\$928,839	\$883,154
Liabilities		\$60,436	\$61,080	\$57,224	\$57,224	\$31,512
Builder's Deposits		\$59,000	\$59,000	\$54,500	\$54,500	\$27,500
Member Pre-Paid		\$1,436	\$2,080	\$2,724	\$2,724	\$4,012
Accounts Payable		\$0	\$0	\$0	\$0	\$0
Net=		\$931,388	\$908,809	\$875,361	\$871,615	\$851,642

Maximum Possible Increase in Assessment set by Covenants For 2023 to 2024 a **Maximum** of 8%

ARTICLE VI: ASSESSMENTS; Section 3.(a)

For the calendar year beginning January 1, 2001, the annual Assessment may be increased by the Board over the previous year's annual assessment without the vote of the Members by a percentage which 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.), or such index as may succeed the Consumer Price Index, for the ***twelve month period ending the immediately preceding July 1***.

12 Month Rolling Average by month

	Jan	Feb	Mar	Apr	May	Jun
2023	6.4	6.0	5.0	4.9	4.0	3.0

Maximum increase in assessment
 $3\% + 5\% = 8\%$

Committee Operations Budget Requests

Committee & ARB Budget Proposals for 2024				
	Budgeted		Requested	
	2022	2023	2024	Notes
Social Committee	\$12,500	\$7,700	\$10,870	
Community Events		\$1,200	\$1,320	Usually 5/6 events per year
Annual Party		\$6,500	\$7,150	
sub-total			\$8,470	10% Increase over 2023
Merry Mingle (Not broken out in prior years)			\$2,400	\$400 per volunteer (6 volunteers)
Communications / Marketing	\$7,500	\$7,360	\$6,298	
Private Communities Registry		\$5,250	\$0	
Picklejuice Website Management and Maintenance Agreement		\$2,000	\$1,800	
Registry and GoDaddy hosting renewal Approximate cost. I believe this will be due in February 2024.		\$110	\$200	
IOB Website Refreshen / redesign IOB website.		\$0	\$2,500	not to exceed number arrived at with discussion with Picklejuice
Visitors and Relocation Guide: Published by Low Country Weekly. This is an annual publication, 50,000 copies are distributed each year.		\$0	\$1,798	1 page, 4 color ad; available all year round and via internet.
ARB		\$1,200	\$2,650	
Architect			\$900	
Arborist		\$720	\$750	
Printing/Digital updates		\$500	\$1,000	
Clubhouse	\$29,185	\$33,180	\$33,908	
Cleaning			\$5,828	
Operations & Maintenance			\$3,000	
Pest Control			\$2,090	
Supplies			\$300	
Security/Lock System			\$4,140	
Fire Ex Inspection			\$75	
Pool			\$18,475	
Year Round Pool Contract		\$13,380	\$14,050	5% increase
DHEC Pool Permits			\$225	
Chemicals			\$3,000	
Repairs, other			\$1,200	20% increase

Committee Operations Budget Requests

Committee & ARB Budget Proposals for 2024

	Budgeted		Requested	Notes
	2022	2023	2024	
Grounds and Landscaping		\$101,700	\$103,386	Does not include the +/- for lot owners bush hogging
G&L Maintenance		\$72,000	\$74,330	
Contract			\$57,644	
Pinestraw			\$8,422	
Mulch			\$3,656	
Palm Tree trimming			\$1,728	
Irrigation repair				
Other and Misc			\$2,380	
Backflow testing			\$500	<-- add to contract???
2023 Storm Water Infrastructure Maintenance		\$3,200	\$9,500	
Cleaning Dry Retention Ponds	\$3,000	\$1,500	\$1,500	there are 7 dry ponds
Cleaning wet Retention Ponds	\$4,200	\$1,200	\$7,500	there are 4 wet ponds
Clean certain street drains as needed @ \$100	\$1,000	\$500	\$500	
Vacant Lot Maintenance		\$0	\$1,056	HOA responsible for 9 lots and behind tennis courts
Fertilization/removing excess moss from IOB-owned specimen live oaks	0	0	\$1,500	Rotating service @ one (??) tree per year.
Tree work		\$17,000	\$17,000	
Deer Island			\$9,227	
Deer Island Greenery contract		\$3,000	\$6,415	
Landscape Maint Materials and Labor				
pine straw		\$725	\$2,336	
Palm Trimming		\$0	\$475	

Committee Reserve Budget Potential Projects

➤ For review and consideration by BOD

Committee & ARB Budget Proposals for 2024

	Budgeted		Requested	Notes
	2022	2023	2024	
Grounds and Landscaping Reserve Spend			\$27,000	
	Priority			
CI dock entrance cleanup (shrubs/mulch)-quote?	7		\$1,000	
Main Island pathway additions/improvement/ clearing brush	8		\$5,000	
Islands Ave landscape extension (Phase IIa) - with irrigation - start by gate	9		\$15,000	
Mulch Belle Grove Park along Is Av and Battery Chase	10		\$1,000	
Mulch vacant lot street frontage to sidewalks and where run-off problems	11		\$2,000	
Street Islands plantings/renovations	12			
Five Oaks - plantings			\$1,500	
Sunset Ct - needs work!			\$1,500	
Plough Pt -				
Others - primarily mulching				
Clubhouse Reserve Spend			\$318,500	
Metal Standing Seam roof CH, PoolHouse; NOT Jeff Garage			\$58,000	
Interior repaint/refresh including refresh window/door trim			\$28,000	
New flooring (not including bathrooms) and stair tread			\$38,500	
New powder room vanity, flooring and fixtures			\$4,000	
New kitchen cabinets			\$28,000	
New countertop and backsplash			\$12,000	
New appliances: refrig, d/w, warming drawer, disposal, m/w, new sinks/faucets			\$10,000	
New furnishings			\$50,000	
resurface pool deck - grind surface and recoat/recaulk			\$25,000	
Tennis court resurface/convert to pickle ball			\$45,000	if not approved for 2023 spend
rebuild/ shore up south side of retaining wall tennis courts			\$20,000	if not approved for 2023 spend

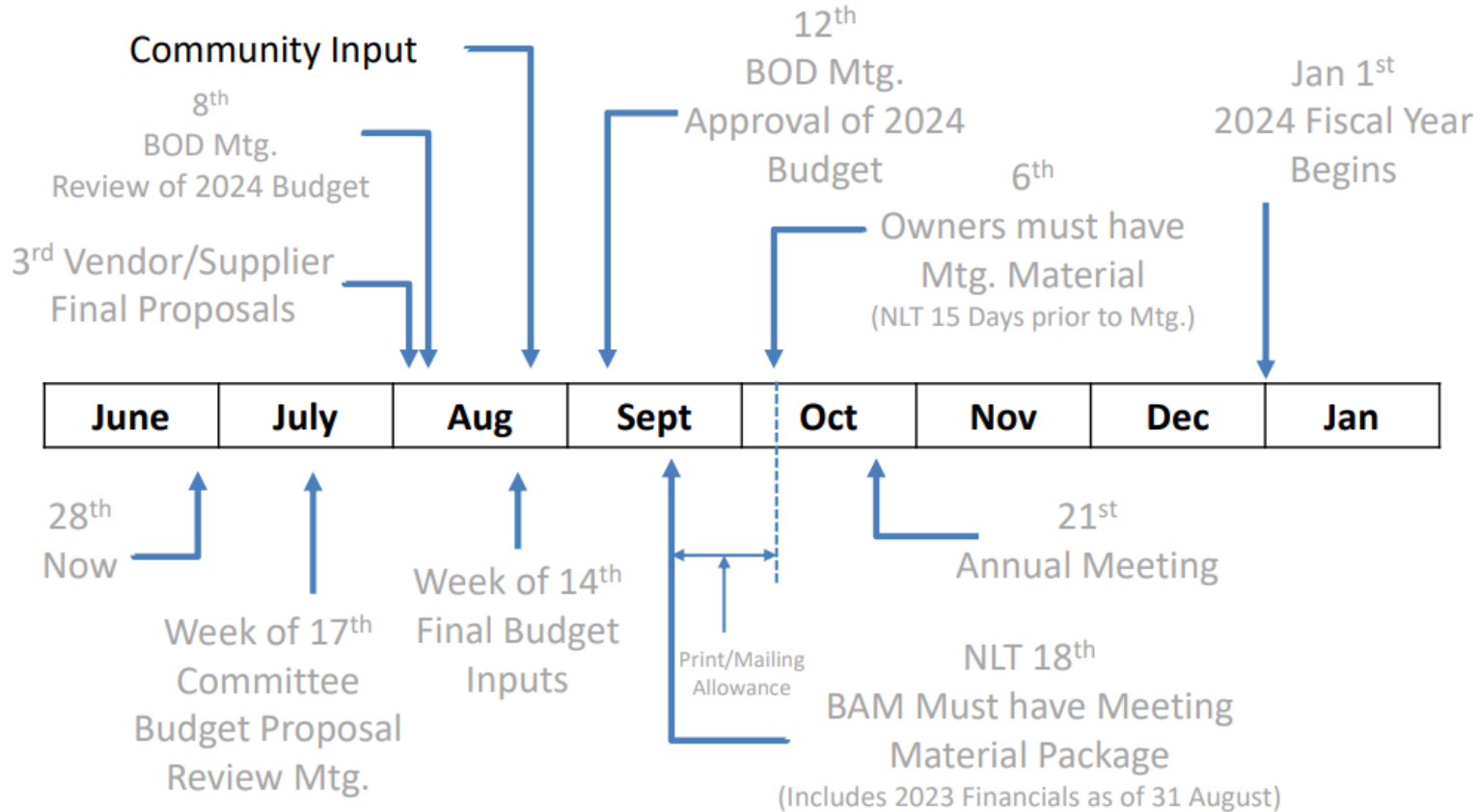
2024 IOB Budget Cycle Timeline

➤ 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

- Attempted to meet with several tennis court providers but only one came. Richard from Tennis court Doctor. Robert, Scott, David and Janet met with him. He feels he can fix the south end so it is safe and secure w/o total rebuild. Proposal, involving one tennis court and 3 pickle ball, cleaning, patching necessary areas, reline both sets of courts, resurfacing approximately \$58,824 plus approximately \$6800 to smooth tree root lifts. David questioned whether this was adequate.
- Several people expressed concern about speeding in the neighborhood, particularly (but not exclusively) by UPS and FedEx trucks as well as contractors/sub-contractors. Alex asked Robert whether we could send notices to UPS and FedEx about the speed of their trucks in the neighborhood. Fred asked people who have complaints about contractors to get license plate and/or description and provide to him to contact the general contractor. Robert has confirmed with the Chief of Police that we need to fill out a form and have the Chief accept it before they can enforce traffic laws (they cannot currently do so). The sign at the entrance stating that Beaufort police have jurisdiction here is no longer valid. Law requires that sign be reflective, per South Carolina law, and it is not. Eric pointed out that current stop signs and speed limit signs would need to be compliant, which they currently are not. Nancy commented that traffic is often seen speeding on De la Gaye. Decision was made not to pursue the certificate at this time.
- Davis Yoakum has completed all but one hangar on Deer Island bridge. Still some question over who owns the green pipe that runs through the marsh there (possibly Everbright?)
- Atlantic Asphalt plans on starting on end of August on road repairs.
- Quotes have been received to remove both Sweetgum trees in front of the clubhouse. Action Tree provided lowest estimate and will be asked to take out both trees including grinding stumps and removal of debris. Kathy asked that we be specific about how much we want to remove. The Board approved the removal of the two trees.
- Robbie has obtained tables for the annual dinner from MCAS, but they do not have high tops.
- Leon has been asked for a price to rework the pathway at De la Gaye dock similar to what was done on Cotton Island dock. Will also ask him to re-install fishing line to handrails on Cotton Island dock. Powell Brothers will also provide estimate for woodwork.
- New life ring and rope has been ordered and arrived for Cotton Island but it is bigger than the box.
- Proposal for work around clubhouse has gone to Greenery with start date of next week.
- Financials were mailed to board members on August 5th. One assessment is still outstanding and two owe for gate openers.
- 13 closings this year.

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:

MARKETING/COMMUNICATIONS – JEAN WATSON

The IOB Broker Tour scheduled for October 17, 2023 to share the Islands of Beaufort amenities.

- Target audience is Realtors in the greater Beaufort area.
- The event will be 11:00-2:00 or 12:00-3:00.
- All communications/promotions/emails/flyers will be branded and from IOB.
- Asking for members of ARB and HOA to be at the clubhouse to answer questions.

Event to include:

- Amenities golf cart tour with community volunteer "docents"
- Light food/drink
- Handouts - brochure (already printed and available), community map, ARB guidelines, etc. from our website, "steps to hold an open house"
- Helium balloons or flags identifying all lots/homes for sale at the time of the event
- Drawing for all attendees giving a gift card to a local restaurant (Saltus?)

Ways to promote the event

- Eat Sleep Play website and Facebook page 1 week before. This will reach Realtors as well as general public interested in learning about IOB
- Emails to all Realtors in the local MLS via Mailchimp
- Printed flyers distributed to local real estate agencies
- Ad in the Beaufort Gazette the Sunday before
- Facebook event

The plan is to cover costs by asking for donations/sponsors from local lenders, home inspectors and attorneys - the businesses that are involved in the real estate buying and selling process. The sponsors will be recognized on all communications. Alex mentioned that we could provide a small budget for this instead of requesting donations rather than relying on these vendors. The marketing committee will pursue.

ARB – 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 are 2 residences in the ARB process, and 5 residences with architects. 10 lots are HOA owned. 13 lots are two lots incorporated into one by owners. There are 70 lots to be developed. 64.2% absorbed.

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, Shutters on, Driveway Installed.

108 Palmetto III-52

Foundation Survey Date 10-17-22

Current Status: Exterior Painted. Handrails installed.

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. Shutters on. Driveway installed.

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.

CLUBHOUSE UPDATE – ERIC POWELL/NANCY BRANDT

Eric:

Electronic locks have been installed on pool room, pump room, chemical room and garage.

Code is same as used previously for pool room.

On schedule to get front porch to be repaired before realtor open house. The last issue on punch list for this is to replace rotting shutters.

Nancy:

Complaint about cleanliness of men's restroom. Will check on whether this is an issue and if so, contact Merry Maids.

The front porch is dirty and will be cleaned soon.

Pool sign-in is active and people are cooperating.

Suggestion made that long-term guests be allowed to access amenities (pool, gym) while here.

Suggestion made that homeowner send email to clubhouse committee to let them know that this will be happening. Still be asked to sign-in.

People having larger parties at pool to notify clubhouse committee. But the pool will not be made for exclusive use of these parties.

Concern about glass at pool expressed. Note emphasizing this rule will be sent to community.

SOCIAL COMMITTEE – GLORIA PAPP

- Everything being wrapped up for the annual dinner.
- 3 Palms Bistro Friday night (August 11)

LANDSCAPE – KATHY WHITEHEAD

- The Committee recommends the Board authorize funds for the Greenery's proposal to renovate the front entrance plantings, at a cost of up to \$6,324.73. The price includes the removal of a water oak (cost \$1,500), which needs to be removed, but a lower price for the tree removal may be available from a tree company. We would ask that quotes be sought as soon as possible so the tree work can move forward. The front entrance improvements will entail installing society garlic plants in the center median where the foxtail ferns were previously located, re-defining the turf line under the Ligustrum tree on right side of gate, removing the yaupons and adding more holly fern in that same area. Also hard pruning the oleander (so the white brick signs will be visible further down Mink Point at you approach IOB) and adding soil to the exposed roots; removing the Loropetulum and middle yaupon on left side of entry and replacing with two mass plantings of ginger with Farfugium in the center; cleaning up/pruning the European fan palms so they match, and rejuvenation pruning of boxwoods.
- At the last Board meeting, \$1,927.26 for Phase I of the Clubhouse improvements was approved. This work is scheduled to begin the week of August 18. Also authorized was the removal of the large sweet gum by the driveway and replacing it elsewhere in the clubhouse front yard with a live oak would cost approximately **\$1,500**. (Have quotes been obtained for the tree removal?) Once Phase I is completed, we will work with the Greenery to decide appropriate additional plantings to be installed this fall.
- Palm Tree Trimming – Trees are marked and the Greenery will be pruning them this week.
- The Committee reviewed and reconfirmed its priorities for various projects for the next year or two, including improving the DeLa Gaye dock entrance with modest landscaping and widening/improving the pathway so the material and feel is the same as the Cotton Island dock pathway. Assuming the DeLa Gaye dock pathway work is approved, we request approval of the Greenery's quote of \$1,180 to clean up the overgrown plantings at the Cotton Island dock sign.
- Carmen and Kathy met with David Jussaume on July 20 to review expected 2023 spending and our 2024 budget request.
- Board authorized expenditure for optional services from the Greenery for improvement of front entrance plantings. Previously authorized work will begin the week of August 18th.
- Board approved expenditure to clean up overgrown plantings at Cotton Island dock sign.
- Alex asked that after a rainfall Eric inspect sidewalks to find low areas that are retaining water. Broader topic, Alex mentioned that we need a strategy for our sidewalks including where we need them and where we may not.

Greenery Update for July – Carmen Dillard

July 3 – July 7

Due to the short week, the crew was only able to do just general maintenance and none of the punch list items. Brian will pick 2-3 items from the punch list to work on during the week of July 10.

July 13

Carmen sent an updated punch list to Isaiah and copied Brandon and Brian due to Isaiah's limited availability with working during the Water Festival downtown.

July 14

Brandon responded to the following requests made by Carmen:

- Oleander pruning at the front gate and on Islands Avenue (Completed week of July 17-21)
- Request to schedule Palm Tree pruning throughout IOB (Scheduled for the week of August 7)
- Irrigation Review (Brandon will get more information from Isaiah.)
- Updated Quote for Phase 1 for Clubhouse (See below.)
- Declining palm on Five Oaks Circle (Will be included as part of the pruning of the other palms)
- Mowing of easement area between Palmetto and De La Gaye (Completed on July 15)
- Estimate for Front Gate area landscape improvements (Quote received on 7/21/23)

July 14 – July 17

The IOB Board approved the Phase 1 work in front of the Clubhouse that will be done by The Greenery. Robert Bundy will notify The Greenery of this approval for work on July 17, 2023.

July 24 – July 28

On July 24, Carmen emailed Isaiah, Brandon, and Brain as follows:

- Acknowledged receipt of the Front Gate quote and will get with G&LC members to review; possibly meet with The Greenery to make sure all is incorporated as recommended by Lee (with The Greenery) and the G&LC committee. (Meeting is scheduled for August 3rd.)
- Confirmation of Palm Tree pruning scheduled for the week of August 7 (Trees in need of pruning have been identified with yellow tape.)
- Acknowledgement of mowing of easement between Palmetto and DLG and reminder of request to mow tall grass behind the fence to the right of the pool. (Done)
- Cutting back and shaping viburnum on the north end of Deer Island (Done)
- Removal of debris is needed that has accumulated in the ditches alongside the pipeline easement (Done)
- Request for a quote for work by the street and the Cotton Island dock sidewalk. (Received)

July 31

Carmen requested the following from Isaiah:

- Check mulch pathways to DLG community dock and DLG to pipeline easement for any needed cleaning.

- Check the declining palm tree to the left side of the pool by the tennis courts along with two declining protocarpus along the right-side fence.
- Remove vines growing in ligustrum (on the right side of the by the school district property.
- Mow around the retention pond near 205 DLG (if not already done)

OLD BUSINESS

1) CI/DI BRIDGE MATERIAL CONDUIT

Northside boards have been replaced and Alex will bring an estimate of what else needs to be done. Painting will be done in cooler weather. David wants to mark the Deer Island bridge in a similar way.

2) TENNIS COURT REPAIRS/PICKLEBALL COURT CONVERSION

Decision deferred on pickleball courts until David better understands impact on reserves. Eric commented that we need to tackle the erosion issue.

3) ASPHALT REPAIR UPDATE

Should start in the next couple of weeks.

4) SURVEY UPDATE IOB 5-YEAR STRATEGIC PLAN

Good response to survey particularly from homeowners and good from lot owners. Alex commented that survey indicates people don't read minutes. May put out an executive summary of meeting to members. Possibly include agenda for upcoming meetings. Overall, appears that communication needs to be improved.

5) UPDATE TO ANIMAL CONTROL RULES & REGS

Need to provide homeowners with recommended changes to covenants regarding leashes (removing reference to voice control and simply reference county standards)

NEW BUSINESS

- 1) All items below were previously discussed.
 - a. de la gaye dock path improvements
 - b. clubhouse front porch painting
 - c. Landscape lighting repairs/upgrades

NEW TOPIC: SAFETY AND SECURITY

MOTION MADE TO ADJOURN AT 3:22 PM. BOARD ADJOURNED TO EXECUTIVE SESSION.