



## **ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting**

### **MINUTES**

Tuesday, September 12, 2023

1:30 PM

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

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

Alex Kent, Eric Powell, Robert Bundy, Carmen Dillard, Robert Bundy, Fred Mueller, David Brandt, Nancy Brandt, Scott Whitehead, Kathy Whitehead, Patty Bayer, Steve Tannenbaum, Bill, Prekop, Missy Taylor, Kat Klinger, Kevin Klinger, Alan Dechovitz, Huett Bishop, Shauna Bishop, Jeff Weber, Nancy Hanson, Bill Hanson, Linda Turnstall, Janet Santoro, Kathy Gardner, David Brandt, Joanne Beyer, Gloria Papp, Marilyn Mueller, Gloria Papp, Heather Lattanzio, Laurie Babernitsh, Pat Kilcoyne, Debb Babb, Annie Powell

*Absent:* David Jussaume

#### **COMMUNITY COMMENTS**

- (None)

#### **PRESENTATION OF MINUTES- AUGUST 2023**

- Eric Powell made a motion that the minutes from the August 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/ALEX KENT**

# Islands of Beaufort HOA Treasurer Report

## September 12th, 2023 BOD Meeting

Status as of August 31<sup>st</sup>, 2023

### Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$310.5K (Slides 2, 3, 5 and 6).
2. On August 23<sup>rd</sup> a Community wide meeting was held to discuss draft 2024 Common Area budget.
  - Feedback from the meeting on slides 8 - 10
3. Late payments of 2023 Assessment: 1 lot remains outstanding.

### Look Ahead

1. Preparation for Annual Meeting.
2. Comparison of Beaufort County HOA/POA Property Transfer Fees

### Decisions Required

1. Approval of 2024 Assessments.

## Budget Summary Common Area Operations

### Comparison of Plan to Actual – Accrual Basis

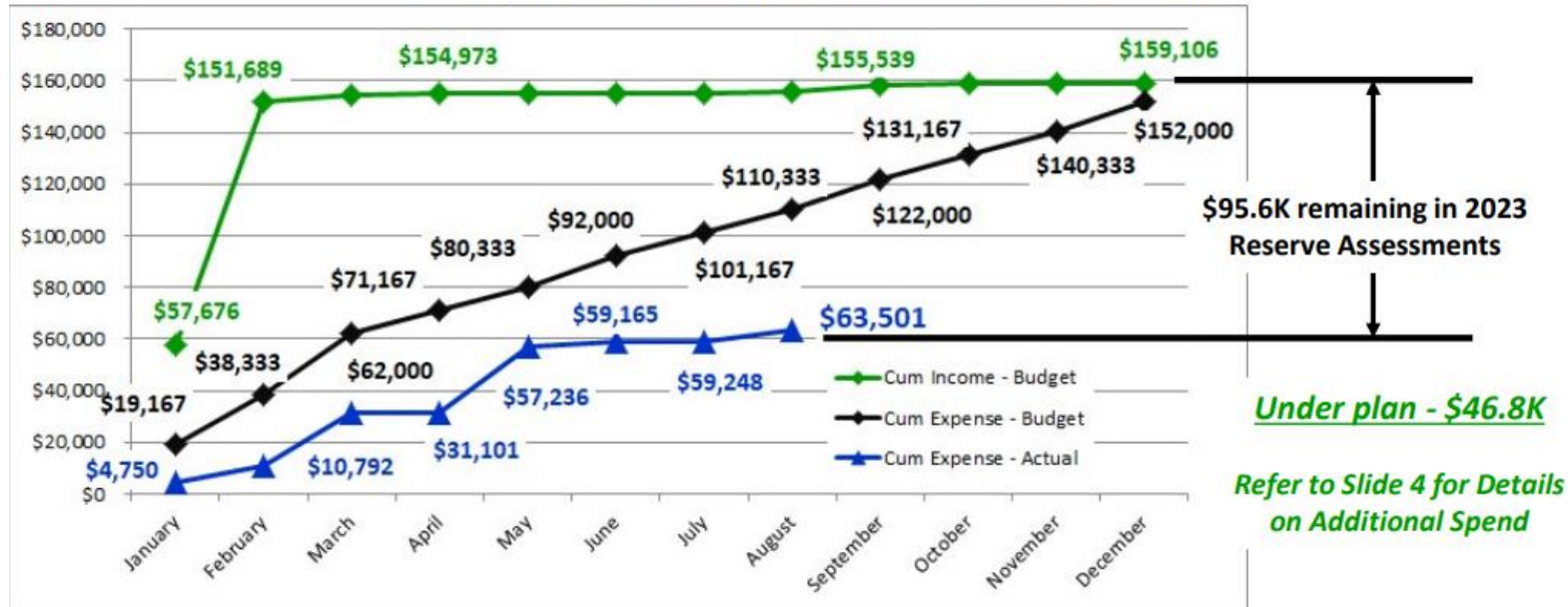


**Under plan - \$4.4K**

Area Operations	budget	actual	surplus (deficit)	
annual mtg	\$0	0	\$0	
accounting	\$700	350	\$350	
legal	\$2,667	960	\$1,707	
mgmnt	\$20,423	19449	\$974	
mrkting	\$6,810	6597	\$213	
ins	\$51,146	56111	(\$4,965)	
ARB	\$10,610	10643	(\$33)	
G&L	\$60,100	48430	\$11,670	
GLComm	\$16,083	21159	(\$5,076)	
CH	\$9,047	9566	(\$519)	
pool	\$12,752	13160	(\$408)	1350 for repairs, sig
social	450	860	(\$410)	\$500 deposit Annua
Main gate	\$4,880	5337	(\$457)	\$2300 gate repair
util	\$20,700	19321	\$1,379	
	\$216,367	211943	\$4,424	

## Budget Summary Common Area Reserves

### Comparison of Plan to Actual – Accrual Basis



Common Area Reserve	budget	actual	surplus (deficit)	
			\$0	
Pickle ball nets	\$2,000	0	\$2,000	Accrued in 2022
General Landscape	\$3,333	0	\$3,333	
Bridge and dock repairs	\$5,000	5529	(\$529)	
e Grounds (projects are TBD)	\$23,333	0	\$23,333	
e Building (projects are TBD)	\$46,667	29938	\$16,729	porch screen/stairs,
ubhouse Fence replacement	\$30,000	27701	\$2,299	
Unplanned Expenses	\$0	333	(\$333)	Gift card
	\$110,333	63501	\$46,832	

## Additional Work Projects – 2023

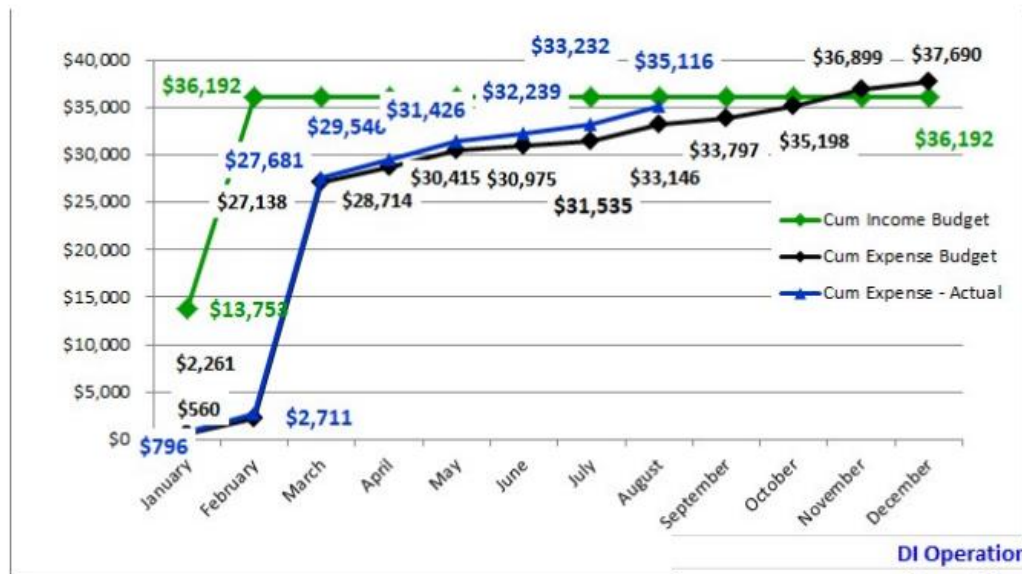
Require Additional Estimates in Order to Generate Total \$ at Year End

2023 remaining Common Area Work - not yet accrued			
Operations	Approved	Discussed	
CH de-moss trees	\$750		
Misc electrical work	\$1,000		CH spot light, CI dock, De La Gaye gazebo
CI dock walkway	\$1,200		maintenance of plantings
Operations total =	\$2,950		
<b>Reserve</b>			
front gate lights	\$7,500		mid-point of 5K to 10K range estimate
CH front porch			rot repair/repaint
CH new window and install			
CH replace shutters			
Road work	\$12,000		
CH exterior grounds	\$5,500		new beds (2K), remove 2 trees (2K) ,add one tree (1.5K)
CH exterior grounds		\$7,500	new walkway lighting (3K), new plantings (4.5K)
Front gate landscape refresh	\$6,500		
CI bridge			cleaning, walkway coating, reflectors
De La Gaye Dock			gravel walkway, irrigation, lighting, new plantings
Tennis court area - South end			repair court drainage, repair South end of west court
Tennis court area		\$60,000	change 2 tennis courts to 1 tennis court and three pickle ball courts
Reserve total =	\$31,500	\$67,500	
More Info Needed			



## Budget Summary Deer Island Operations

### Comparison of Plan to Actual – Accrual Basis

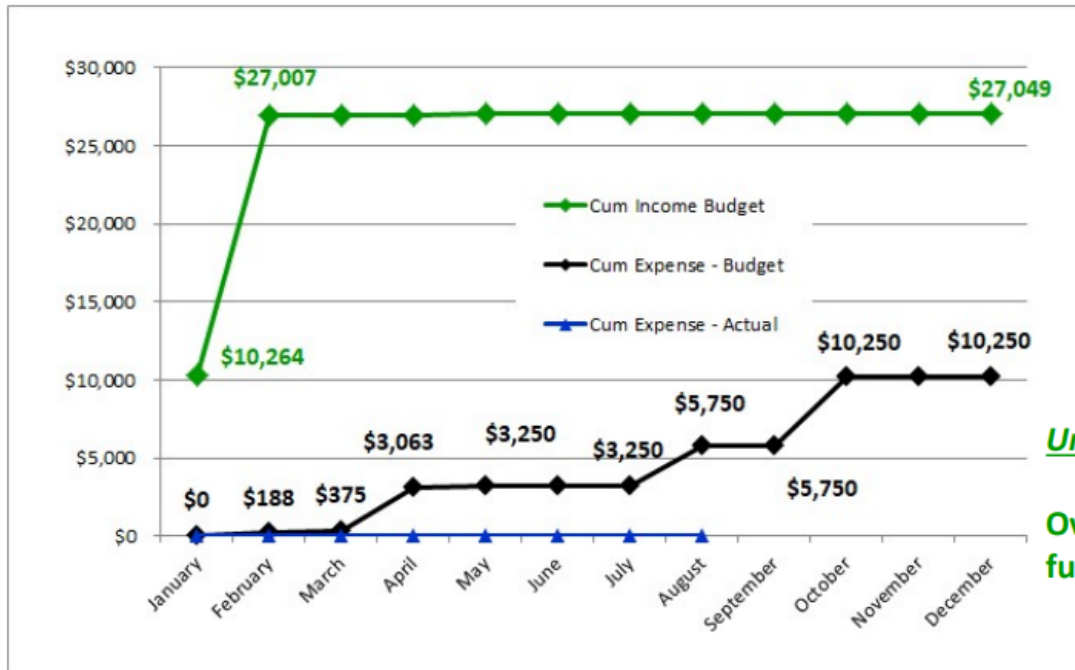


**Over plan - \$2K**

DI Operations	budget	actual	surplus (deficit)	
Property Taxes	\$0	0	\$0	
Gate Equipment Lease [4 qtrs @ \$1,050]	\$3,150	3172	(\$22)	
Internet [Hargray] for: DI Gate	\$1,073	1069	\$4	
Gate phone (VoIP)	\$160	160	\$0	
Imigation Water	\$833	725	\$108	
Grounds and Landscape Contract	\$2,000	3888	(\$1,888)	
w Preventer Test (@ 47 Anchorage Way)	\$175	0	\$175	
scape Maintenance - Materials and Labor	\$363	1334	(\$972)	Oversp
d Causeway Electrical (for gate operation)	\$417	592	(\$175)	
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>\$33,146</b>	<b>35116</b>	<b>(\$1,970)</b>	

## Budget Summary Deer Island Reserves

### Comparison of Plan to Actual – Accrual Basis



Under plan - \$5.8K

**Overspend in DI Operations will be funded from DI Reserves**

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	\$2,500	0	\$2,500
Bridge Wear Boards - replacement and sealing	\$0	0	\$0
<b>Total DI Reserves Expenditures</b>	<b>\$5,750</b>	<b>0</b>	<b>\$5,750</b>

## Cash Held In Banks (end of month)

Bank Balances (end of month)		May	Jun	Jul	Aug
	Type				
<b>Ameris</b>		<b>\$241,756</b>	<b>\$238,290</b>	<b>\$237,690</b>	<b>\$233,568</b>
Common Area Res	MM	\$241,756	\$238,290	\$237,690	\$233,568
<b>First Federal Bank (FFB)</b>		<b>\$222,249</b>	<b>\$222,334</b>	<b>\$222,411</b>	<b>\$222,490</b>
Common Area Res	MM	\$170,981	\$171,046	\$171,105	\$171,166
Deer Island Res	MM	\$51,268	\$51,288	\$51,306	\$51,324
<b>Regions</b>		<b>\$132,657</b>	<b>\$132,657</b>	<b>\$105,659</b>	<b>\$113,660</b>
Builder's deposits	checking	\$54,500	\$54,500	\$27,500	\$32,500
Common Area Res	MM	\$78,157	\$78,157	\$78,159	\$81,160
<b>South State Bank (SSB)</b>		<b>\$161,156</b>	<b>\$161,584</b>	<b>\$144,377</b>	<b>\$126,413</b>
Common Area Ops	checking	\$161,156	\$161,584	\$144,377	\$126,413
<b>Wells Fargo (WF)</b>		<b>\$174,767</b>	<b>\$173,974</b>	<b>\$173,017</b>	<b>\$171,184</b>
Deer Island Ops	checking	\$28,276	\$27,465	\$26,490	\$24,588
Common Area Res	MM	\$36,325	\$36,329	\$36,334	\$36,388
Deer Island Res	MM	\$110,166	\$110,180	\$110,193	\$110,208
<b>Total =</b>		<b>\$932,585</b>	<b>\$928,839</b>	<b>\$883,154</b>	<b>\$867,315</b>
<b>Liabilities</b>		<b>\$57,224</b>	<b>\$57,224</b>	<b>\$31,512</b>	<b>\$37,156</b>
Builder's Deposits		\$54,500	\$54,500	\$27,500	\$32,500
Member Pre-Paid		\$2,724	\$2,724	\$4,012	\$4,656
Accounts Payable		\$0	\$0	\$0	\$0
<b>Net=</b>		<b>\$875,361</b>	<b>\$871,615</b>	<b>\$851,642</b>	<b>\$830,159</b>



## Feedback from August 23<sup>rd</sup> Community Meeting

IOB HOA members,

As previously announced there was a community wide meeting held on August 23<sup>rd</sup>, 2023 in the Clubhouse. It was attended by approximately 30 people and lasted about 90 minutes.

As expected there was a wide range of questions and opinions shared and on behalf of the BOD I thank you for listening and contributing.

Some of the major items shared with the attendees:

- Budget approval, along with 2024 finalized assessments is targeted for the September BOD meeting.
- Inflation rate ending June 30, 2023 - 3%
- Income estimates for the 2024 budget are based upon three different assessment scenarios: 3%, 5.5% and 8% greater than 2023 assessments (both operations and reserve).
- Budget requests were received from the Social, Clubhouse, Grounds and Landscaping, ARB and Communications committees (bottom up budgeting).
- Planning for a 10% increase in insurance costs.

Questions/comments:

- "tired of austerity" spending/attitude/constraint.
- does the spending plan for 2024 support a 5 year plan?
- why are we cutting back on Social Committee spending especially the Annual Party?
- what reserves do we have?
- are we keeping up with inflation on both the spending and income sides?
- The infrastructure looks "run down" especially the front gate area.

Please refer to the following two slides for information regarding Reserve levels and Inflation.

## Reserve Balance Estimation

- Based on Bank Balances, Balance Sheet report from *Buildium*
- Year end 2023 based upon remaining spend estimate
  - Spend estimate for Common Area - \$162K and for DI - \$4.5K

	End of Year				
	2021	2022	2023*	Increase 2021 --> 2023	
Common Area	\$339,756	\$410,786	\$501,653	\$161,897	
Deer Island	\$127,698	\$157,838	\$183,489	\$55,791	
Total	\$467,454	\$568,624	\$685,142	\$217,688	

\* Estimated

Calculation has not been Audited, does not conform to *Generally Accepted Accounting Principles*

**Note about the chart below:** Using 2020 as an example, in order to spend the same amount as 2016 in 2020 the HOA would have had to spend \$286.3K in 2020 dollars. The Budgeted spend for 2020 was \$310K and the Actual spend was \$318.6K. Real spending increased by \$32K in 2020 dollars.

## Common Area Operations - Inflation Adjusted Budget and Spend

- Using 2016 as the base comparison year
  - Budgeted Spending has increased year over year
  - Actual Spending increased except for 2022
  - Actual Spend prior to 2019 not readily available



In order to be consistent across years the 2023 Budget and (projected) Spend were adjusted upward on this chart to account for the savings associated by contracting the “Greenery” for landscape work starting in 2023.

## Summary of Assessments for 2023 and 2024

➤ Increases noted in chart

					6.0%		6.0%		0.0%				8.00%				8.0%			
					Mainland				Cotton Island				Deer Island				Totals			
# of Assessed Lots					2023		2024		2023		2024		2023		2024		2023	2024		
	orig	2022	2023	2024	ops	reserve	ops	reserve	ops	reserve	ops	reserve	ops	reserve	ops	reserve				
Mainland	141	133	132	132	\$1,783	\$721	\$1,890	\$764									\$330,528	\$350,328		
Cotton Island	26	25	25	25	\$1,783	\$721	\$1,890	\$764									\$62,600	\$66,350		
										\$692		\$692					\$17,300	\$17,300		
Deer Island	29	29	29	29	\$1,783	\$721	\$1,890	\$764									\$72,616	\$76,966		
													\$1,248	\$931	\$1,348	\$1,005	\$63,191	\$68,237		
total lots =	196	187	186	186																
Assessment per lot by Area =					\$2,504		\$2,654		\$3,196		\$3,346		\$4,683		\$5,007					
																	total =		\$546,235	\$579,181
																	total Common Area operations =		\$331,638	\$351,540
																	total DI operations =		\$36,192	\$39,092
																	total Common Area assessment =		\$465,744	\$493,644
																	total CI reserve assessment =		\$17,300	\$17,300
																	total DI ops & reserve assessment =		\$63,191	\$68,237

## **MANAGEMENT REPORT – ROBERT BUNDY**

- Management was in I.O.B. in August on the 4th, 8th, 22nd, 24th and 31st.
- Richard with the Tennis Court Doctor sent his quote, which was forwarded to the Board.(Quote just to resurface and configure 58,824)
- Robert spoke to Lt. Dobbins on August 29th, requesting a report on the incident on the Cotton Island Bridge that took place on August 15th. Lt. Dobbins said he would look into it after the storm passed.
- Robert sent Davis Yoakum an email checking if he had been able to confirm what David Crosson said and if he had been able to replace the hanger on the Cotton Island Bridge. Davis's reply was sent to the Board. (The cable belongs to company who will be replacing cable within the next two years. The Board's recommendation was to ask them if they will replace the hanger.)
- Owen Savage with Atlantic Asphalt says they now plan on starting the road repairs on October 9. Robert sent him an email informing him that the Association's annual meeting is October 21, and the work must be finished before then.
- A1 (Action Tree) removed the two sweet gum trees in front of the Club House and grounded the stumps.
- A1 (Action Tree) was given approval to remove and grind the stumps of a pine tree and fallen laurel oak from the Belle Grove Park area.
- A1 (Action Tree) was asked for a quote to remove the declining oak tree on lot 1 phase 1, as of September 8 the quote had not been received, so Robert sent another email to Georgette.
- A1 (Action Tree), Southern Tree, and Allcare (Kolcan) was asked for a quote to remove a tallow tree and treat the trunk with Garlan.
- Robert reserved eight high top tables from Amazing Events for the Annual Meeting and paid the rental fee. They will need to be picked up on Friday the 20th between 10AM and 4PM and returned on Monday the 23rd between 10AM and 4PM. (David Papp will take care of this.)
- Leon sent a quote to remove the acquired 9 yards of 89 granite rock, remove the mulch from the De La Gaye Dock pathway and install the 9 yards of 89 granite rock for \$2,500.00 (labor and material which is \$1300). We are still waiting for a quote to replace the string/line on top of the handrail of the Cotton Island Dock.
- Robert sent requests to five different companies for proposals to power wash a strip approximately 4 feet wide the length of the Cotton Island Bridge along the northern edge. Three replied that they are interested. Alex and Robert met with two of the vendors, the third did not meet. Of the two vendors that Alex and Robert met with only one sent in a proposal of \$842.00 and the other sent a quote, \$1,800.00. The one vendor that did not meet sent a proposal for \$8,900.00. Robert sent them an email questioning if they understood the request. No response from them as of the typing of this report.
- The cameras at the front gate are not working. Custom Security was notified, and they came back with a proposal, which is attached. The question was asked work any of the recommended repairs require a new five ear contract. At this point the question has not been answered. (The contract with Custom Security expires March 2024. The Board would like to research other competitors.)
- Management sent notices to delivery companies to instruct their drivers to slow down while in I.O.B.



- Management notified The Greenery that the Board approved the proposal for front entrance plantings except for the removal of the water oak tree.
- Management sent a request to Southern Asphalt Maintenance, MAJ and Atlantic Asphalt for a price to seal with chipped stone, De La Gaye and Islands Avenue, one the mainland. Anchorage Way and the paved section of Deer Island Causeway on Deer Island. Sunset Court and Islands Circle on Cotton Island.
- Robert looked at the palmetto tree between 349 and 353 De La Gaye. It is his opinion that the palmetto is on common property.
- Alex, David, Scott and Robert met with Mike from MAJ last week to look at the south end of the tennis courts. Mike is to send a recommendation and quote to repair the south end. (They had Mike look at the retaining wall and subsidence. He recommends doing rip rap, excavating, and removing root material. A team, led by Scott Whitehead will determine the desired configuration, and the them will come back next month with recommendations.)
- The financials were emailed to all board members September 6, 2023.
- Finance Charges were applied if applicable to owners with balances and invoices were mailed 9/1/23.
- Kayak renewals were sent out 9/1/23. Eight out of 12 owners have already renewed their kayak rental.
- There are 3 owners on the receivable list as of the mail 8/31/23.
- One owner owes for 2023 fees/fines/late fees/finance charges. One owner owes for lot cleaning fees plus finance charges and 1 owner owes for gate remotes.

### **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
7/14//23Lot 1-009	122 Five Oaks Cir	Kurt/Amy Kerkert from Lancaster & Donaldson-house
7/19/23 Lot 3-065	107 Palmetto Pl	Steve Block from Hong/Beamer-lot
7/26/23 Lot 3-099	293 De La Gaye Pt	Thomas & Chrie Tretheway from Doornbosch-lot
9/6/23 Lot 3-083	329 De La Gaye Pt	Ronald & Caryn Kleckowski from Sculley-lot
9/8/23 Lot 3-050	104 Palmetto Pl	Higher Power Records A. Brown-lot

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

None at this time.

### **MARKETING/COMMUNICATIONS – SHAUNA BISHOP**

Ownership of the Islands of Beaufort trademark needs to be determined by the Board. Please see below. (Two of the fees are due every 10 years, and one fee is due every 6 years. Going

forward, the Bundys have a tickler system to keep up with the renewal dates for each and will send to the Board first for approval. Additionally, the treasurer will need to put this on the reserve schedule and capture in a long term budget.)

### **Trademark Summary – Updated 9/1/23**

Islands of Beaufort has three trademarks:

The name: **Islands of Beaufort**

Registration #: 4,134,515

Serial #: 85-381,870

Renewal Date: November 1, 2022.

10 <sup>th</sup> year Renewal Cost:	Legal Fees:	\$ 479.00
	Government Fees:	\$ 525.00
	Late Fee:	\$ 100.00

(Paid by Bundy credit card)	<b>Total:</b>	<b>\$1,104.00</b>
Section 15 late fee (paid by Marilyn Mueller)		\$ 100.00

Notice of Acceptance, registration and renewal: 4/25/23

Renewal year: 2032-33

The phrase: **Lowcountry Living at Its Best**

Registration #: 4,134,515

Serial #: 85-623,713

Renewal Date: January 9, 2023

10 <sup>th</sup> year Renewal Costs:	Legal Fees:	\$ 279.00
	Government Fees:	\$ 525.00
	Section 15	\$ 200.00

(Paid by Bundy credit card)	<b>Total:</b>	<b>\$1,004.00</b>
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Notice of Acceptance, registration and renewal: 5/11/23

Renewal year: 2032-33

Our Logo: **Three Palm Trees** (solid fronds design)

Registration #: 6,553,758      November 9, 2021

Serial #: 90-455,374

No fees due

Notice of Acceptance and registration: 11/9/2021

Renewal in 6 years: 11/09/26 – 11/9/2027

### **Website Statistics – August 2023**

### **Private Communities**

326 community view pages ↓  
62 property listings ↑  
50 clicks to our website ↑  
20 clicks to our Facebook page ↓

### **IOB Website**

Total Users: 513 ↓  
New Users: 479 ↑  
Sessions: 774 ↑  
Sessions / User 1.51 ↑  
Page Views: 1,759 ↑  
Pages / Session: 2.27 ↑  
29 ↑ 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.

### **IOB Broker Tour**

The IOB Broker Tour is scheduled for October 17, 2023. The Marketing/Communications Committee will share a detailed plan at the October 10<sup>th</sup> Board meeting. The audience is Realtors in the greater Beaufort area. The committee organized this tour to:

- Make realtors aware of the IOB community and amenities offered. (During the pandemic, the number of realtors has doubled, and many have not visited the community.)
- Educate the attendees about IOB. (The original developer put up gates to keep other realtors out at the time.) Many do not know about the beauty and welcoming atmosphere of the community, custom built homes, and strong HOA.
- Develop a network of supportive realtors who will help the community maintain healthy property values and bring in the next generation of community members to support and be part of the community.

### *Discussion:*

- How will this benefit the community?
- One community member, whose husband is involved with pickleball, said that other players who come here to play pickleball are surprised and did not know this neighborhood existed. They rave once they have visited here.
- One community member who recently moved to IOB asked for more information about what problem we were trying to solve. Some of the properties (lots) are typically undervalued compared to other areas in and around Beaufort. This may be a result of realtors not properly advising their customers of lot values or the owner wants to price low.
- Many residents who purchased homes in IOB 8-10 years ago or longer have seen the number of homes built in the community double. Those who live here want to have

neighbors who take care of their property and to see that the infrastructure is maintained and improved as needed. Having green space is also beneficial and helps maintain the beauty of the community.

The Marketing/Communications committee will have a folder and map for those attending the tour and will offer refreshments. They requested \$500 to cover expenses, which was approved.

#### **ARB – FRED MUELLER/ROBBIE SMITH**

Currently there are 92 residences built at IOB.

- There are four residences under construction: One on Deer Island and three on the mainland
- The ARB has approved two residences – both on Dela Gaye
- Five residences are in the ARB process – One on Cotton Island, two on Palmetto Place, and two on Dela Gaye
- Two residences are with architects

There are 68 lots to be developed. 65% absorbed.

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: Landscaping scheduled.

108 Palmetto III-52

Foundation Survey Date 10-17-22

Current Status: Landscaping scheduled.

14 Anchorage Way II-27

Permit Issued 2-8-23

Foundation Survey Date 3-30-23

Current Status: Interior work progressing.

260 Dela Gaye III-35

Permit Issued 1-30-23

Foundation Survey Date 3-24-23

Current Status: Landscaping scheduled.

#### **CLUBHOUSE REPORT – DAVID & NANCY BRANDT/ERIC POWELL**

(See Clubhouse related items under Old Business and New Business.)

## **SOCIAL COMMITTEE – GLORIA PAPP**

- Annual party
  - Budget changed to include party and the Merry Mingle. Caterer has been contacted. We have many new residents so headcount will go up. Social Committee will revisit in November if additional funds are needed for the Merry Mingle. Invitations will go out this week. Budget approved.

## **GROUNDS AND LANDSCAPE – KATHY WHITEHEAD/CARMEN DILLARD**

### **Committee Report**

- The Greenery has completed the landscape work at the front entry and has started on the Clubhouse Phase 1 project. One bed has been enlarged and the plants by the kitchen window were removed and replaced with society garlic. The two sweet gum trees have been removed and stumps ground.
- The Greenery has trimmed the dead fronds and seed pods from the marked palms around the neighborhood.
- The Committee reviewed and reconfirmed its priorities for various projects for the remainder of this year and next year, subject to budget funding.
- The September newsletter was prepared and is ready for distribution to residents/posting on IOB's website.
- It is the time of year for identifying vacant lots that need to be bushhogged or dead trees/fallen branches removed. The Committee discussed various ways we could preserve more of the natural undergrowth (especially beauty berry shrubs and smaller wax myrtles) while eliminating the dog fennel. The native plants provide more food for the deer, which may reduce the damage done by deer to residential and IOB landscaping. Kathy will ask Robbie Smith if he has any ideas. Meanwhile, when we mark the lots this year, we will try to reduce unnecessary bushhogging, focusing on lots with dog fennel and numerous fallen branches.
- The Committee requests funding to extend the mulched/pine straw ground cover of Belle Grove Park to the curbing along Islands Avenue (formerly lots 3, 4 and 5). The sod is very sparse and not growing well, resulting in sand accumulating in the roadway and drains during hard rains. The application of mulch or pine straw in that location also will highlight the nice sign marking the park. We estimate an amount not to exceed \$1,000. (Approved)
- There is a large patch of St. Augustine sod in the median after passing through the front entry gate that been significantly damaged by chinch bugs in spite of being treated the week of 8-7. There are two options recommended by The Greenery to address this damage:
  - Remove the dead grass and replace it with new sod. (The Greenery provided an estimate of \$1,187.)
  - Remove the sod and straw this section and add some low growing plants in place of the sod. (Carmen will request an estimate for this if the Board wishes to consider this instead.)
  - Robbie recommends it might be fungal. Could put pine straw over it if temporary. Test for chinch bugs.
- The poor appearance of the area that was the former playground came up at our meeting. We would like the Board's input regarding whether something should be done now to



remove the landscape fabric that protrudes from the surface, kill the weeds, and cover the area with mulch or pine straw. (Possibly Leon? Robert will get quotes.)

- Carmen – check with Greenery on CI work.

## **August Greenery Update from Carmen Dillard**

### ***Week of 7-31 to 8-4***

- On 8-4, Carmen, Kathy Whitehead, Kat Klinger, and Kathy Gardner met with Brandon Duitsman and Lee White of The Greenery at the front gate entrance to finalize plans for IOB front entrance improvements.

### ***Week of 8-7 to 8-11***

- The spray tech from The Greenery was on site this week to treat chinch bugs in some of the turf areas.
- The Greenery made a production manager change. They were experiencing a labor shortage this week which impacted scheduled completion of some items to focus on maintenance.
- At the Board Meeting on 8-8, the estimates for front entry improvements and Cotton Island dock entry improvements were approved.

### ***Week of 8-14 to 8-18***

- Palm trees (marked through the community) were pruned beginning on 8-12 and during this week.
- The oleanders to the right of the front gate and behind the fence were pruned down to just above fence height.
- Carmen emailed Isaiah Martinez to:
  - Request a quote for improving the appearance of the walkway entry to the De La Gaye community dock. She also asked for a separate quote for irrigation of that area, should it be needed.
  - Request an approximate cost (in planning for 2024 G&LC budget) of any needed irrigation improvements/repairs based on their irrigation study of the community.
- Phase 1 of the Clubhouse front lawn improvement began.

### ***Week of 8-21 to 8-25***

- On 8-22, Isaiah was on site to look at the DLG Community Dock Entrance and provide suggestions. His recommendations:
  - Cut out the scraggly and out-of-place plantings like the palms and lantana and leave the already established grasses.
  - Isaiah does not recommend installing any new plantings since there is no irrigation in that area. (Carmen requested a quote for installment of irrigation.)
  - He suggested if rock were placed on the pathway, the areas to the left and right of the pathway could be mulched at the entrance to the dock to create a more inviting space.

### ***Week of 8-28 to 9-1***

- The crew conducted regularly scheduled maintenance on Monday, 8-28 ahead of Hurricane Idalia, but were given the next day off on Wednesday to be with their families. As a result of

condensing the work week to 4 days, some regularly scheduled maintenance items had to be delayed to the following week.

- The contract between IOB and The Greenery includes priority services for storm cleanup should the Board elect to have those services enacted. That was put in place on 9-1-23, and services for clean-up were provided that weekend and into the beginning of the following week.

## **OLD BUSINESS**

- CI/DI Bridge Material Condition Update
  - The designated walking area of the bridge has to be power washed and treated before painting. The Board approved the quote for \$850.
  - On the DI Bridge, about 105 boards need to be replaced. The same strategy used for the CI bridge will be used DI bridge.
  - For both bridges, Leon (or whoever works on the bridges) will be taught how to remove the bad splinters
- Tennis Court Repairs/Pickleball Court Conversion Status (Refer to Management Report)
- DeLa Gaye Dock Path Improvements
  - The old boards will be removed this week and replaced with new boards creating a wider walkway. The walkway will be side dressed with pine straw, and low voltage lighting will be placed in the pine straw
- Clubhouse Front Porch Painting will be done after rot repair and before the Realtor Open House
- Landscaping Lighting Repairs/Upgrades - Most materials have arrived and will be installed once landscaping work has been completed
- Update to Animal Control Rules and Regulations/Covenants (Alex/Robert) – Robert will check to see if this can be put with the proxy. This update has been vetted with legal.
- Update – Survey Results IOB 5 Year Strategic Plan (Alex)
  - The results will be a topic at the annual meeting
  - Alex will send the PowerPoint presented today out to the community
  - The Board will further discuss the possible application of transfer/impact fees and seek advice on what can or can't be done without a covenant change.

## **NEW BUSINESS**

- Kayak Space Rental/Storage
  - Research has been done on what other communities charge
  - More demand than supply
  - Considering possibility of additional kayak storage built on Lot 17
  - Considering possibility of doing a lottery – have spot for a year; can't sublet it
  - The docks are secured for storms
  - All monies go into general fund
- Question on Reserve Spending – Definition and Allowed Uses
  - SC Law compliant – very broad interpretation on how reserves are set up.
- Front Gate and Clubhouse Security System Repairs/Upgrade (Already discussed)

**MOTION MADE TO ADJOURN AT 4:17 PM. BOARD ADJOURNED AND WENT INTO EXECUTIVE SESSION.**