



## **ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting**

### **MINUTES**

**Tuesday, October 10, 2023**

**1:30 PM**

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

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

Alex Kent, Eric Powell, Robert Bundy, Carmen Dillard, David Jussaume, Robert Bundy, Fred Mueller, David Brandt, Nancy Brandt, Scott Whitehead, Kathy Whitehead, Shauna Bishop, Hulett Bishop, Kat Klinger, Kevin Klinger, David Papp, Gloria Papp, Marilyn Mueller, Alan Dechovitz, Heather Lattanzio, Joann Bayer, Laurie Babernitsh, Amy Herkert, Pat Kilcoyne, Jeff Weber, Bill Prokop, Missy Taylor

#### **COMMUNITY COMMENTS**

- (None)

#### **PRESENTATION OF MINUTES- SEPTEMBER 2023**

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

# Islands of Beaufort HOA Treasurer Report

October 10<sup>th</sup>, 2023 BOD Meeting

Status as of September 30th, 2023

## Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$336.3K (Slides 2, 3, 5 and 6).
2. Late payments of 2023 Assessment: 1 lot remains outstanding (0.5% of owners).
3. HOA/POA "Fee" Comparison (slide 9)

## Look Ahead

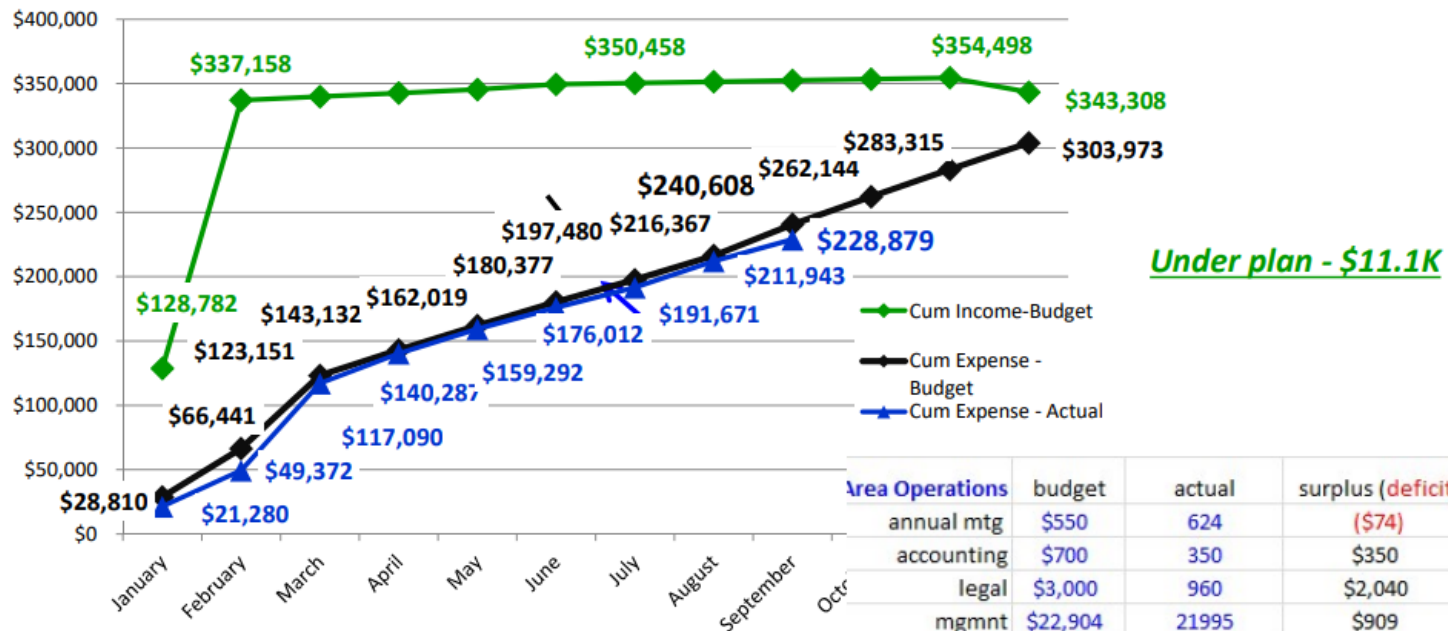
1. Preparation for Annual Meeting.

## Decisions Required

1. None

## Budget Summary Common Area Operations

### Comparison of Plan to Actual – Accrual Basis



Area Operations	budget	actual	surplus (deficit)	
annual mtg	\$550	624	(\$74)	
accounting	\$700	350	\$350	
legal	\$3,000	960	\$2,040	
mgmnt	\$22,904	21995	\$909	
mrkting	\$6,860	6597	\$263	
ins	\$51,146	56111	(\$4,965)	
ARB	\$12,165	13033	(\$868)	
G&L	\$66,900	52797	\$14,103	
GLComm	\$19,083	22339	(\$3,256)	
CH	\$10,580	10972	(\$392)	
pool	\$14,505	14275	\$230	1350 for i
social	3700	860	\$2,840	\$500 dep
Main gate	\$5,228	6738	(\$1,511)	\$2300 gal
util	\$23,288	21852	\$1,436	
	<b>\$240,608</b>	<b>228879</b>	<b>\$11,105</b>	

## Budget Summary Common Area Reserves

### Comparison of Plan to Actual – Accrual Basis



\$87.5K remaining in 2023  
Reserve Assessments

**Under plan - \$50.4K**

*Refer to Slide 4 for Details  
on Additional Spend*

Common Area Reserve	budget	actual	surplus (deficit)	
			\$0	
Pickle ball nets	\$2,000	0	\$2,000	Accrued in 2022
General Landscape	\$3,750	1946	\$1,804	
Bridge and dock repairs	\$7,500	5529	\$1,971	
Grounds (projects are TBD)	\$26,250	6181	\$20,069	
Building (projects are TBD)	\$52,500	29938	\$22,562	porch screen/stairs,
house Fence replacement	\$30,000	27701	\$2,299	
Unplanned Expenses	\$0	333	(\$333)	Gift card
	\$122,000	71628	\$50,372	

## Additional Work Projects – 2023

Require Additional Information in Order to Estimate \$ 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 dock gazebo
Remove tallow tree and water oak	\$1,200		
Operations total =	\$2,950		
<b>Reserve</b>			
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)
CI bridge			cleaning, walkway coating, reflectors
De La Gaye Dock			gravel walkway, irrigation, lighting, new plantings
Old playground		\$1,300	rip up fabric and install 100 bales of pine straw
restring CI dock walkway		\$800	restring anti-bird string on top rail
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 =	\$17,500	\$69,600	
More Info Needed			

## Budget Summary Deer Island Operations

### Comparison of Plan to Actual – Accrual Basis



**Over plan - \$2K**

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

DI Operations	budget	actual	surplus (deficit)	
Property Taxes	\$0	0	\$0	
Gate Equipment Lease [4 qtrs @ \$1,050]	\$3,150	2992	\$158	
Internet [Hargray] for: DI Gate	\$1,208	1203	\$5	
Gate phone (VoIP)	\$180	180	\$0	
Irrigation Water	\$938	775	\$163	
Grounds and Landscape Contract	\$2,250	4374	(\$2,124)	
flow Preventer Test (@ 47 Anchorage Way)	\$175	0	\$175	
andscape Maintenance - Materials and Labor	\$453	1334	(\$881)	Overspent for
and Causeway Electrical (for gate operation)	\$469	637	(\$168)	
Gate maintenance, repairs, parts	\$750	\$128	\$622	
Stormwater Infrastructure Maintenance	\$0	\$0	\$0	
Bridge Insurance	\$24,225	24176	\$49	
<b>Total Deer Island Operations Expenses</b>	<b>\$33,797</b>	<b>35799</b>	<b>(\$2,002)</b>	



## Budget Summary Deer Island Reserves

### Comparison of Plan to Actual – Accrual Basis



**Under plan - \$5.8K**

DI Reserves	budget	actual	surplus (deficit)
andscape improvements and replacement	\$750	0	\$750
Irrigation tie in @ Causeway	\$2,500	0	\$2,500
Bridge approach concrete repair	\$2,500	0	\$2,500
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)		Jun	Jul	Aug	Sep
	Type				
<b>Ameris</b>		<b>\$238,290</b>	<b>\$237,690</b>	<b>\$233,568</b>	<b>\$227,574</b>
Common Area Res	MM	\$238,290	\$237,690	\$233,568	\$227,574
<b>First Federal Bank (FFB)</b>		<b>\$222,334</b>	<b>\$222,411</b>	<b>\$222,490</b>	<b>\$221,749</b>
Common Area Res	MM	\$171,046	\$171,105	\$171,166	\$170,407
Deer Island Res	MM	\$51,288	\$51,306	\$51,324	\$51,342
<b>Regions</b>		<b>\$132,657</b>	<b>\$105,659</b>	<b>\$113,660</b>	<b>\$137,085</b>
Builder's deposits	checking	\$54,500	\$27,500	\$32,500	\$38,000
Common Area Res	MM	\$78,157	\$78,159	\$81,160	\$99,085
<b>South State Bank (SSB)</b>		<b>\$161,584</b>	<b>\$144,377</b>	<b>\$126,413</b>	<b>\$97,814</b>
Common Area Ops	checking	\$161,584	\$144,377	\$126,413	\$97,814
<b>Wells Fargo (WF)</b>		<b>\$173,974</b>	<b>\$173,017</b>	<b>\$171,184</b>	<b>\$168,433</b>
Deer Island Ops	checking	\$27,465	\$26,490	\$24,588	\$23,744
Common Area Res	MM	\$36,329	\$36,334	\$36,388	\$34,467
Deer Island Res	MM	\$110,180	\$110,193	\$110,208	\$110,222
Total =		\$928,839	\$883,154	\$867,315	\$852,655
<b>Liabilities</b>		<b>\$57,224</b>	<b>\$31,512</b>	<b>\$37,156</b>	<b>\$43,300</b>
Builder's Deposits		\$54,500	\$27,500	\$32,500	\$38,000
Member Pre-Paid		\$2,724	\$4,012	\$4,656	\$5,300
Accounts Payable		\$0	\$0	\$0	\$0
Net=		<b>\$871,615</b>	<b>\$851,642</b>	<b>\$830,159</b>	<b>\$809,355</b>



## Summary of Assessments for 2023 and 2024

- Increases noted in chart
- **Updated from September**

					6.0%		6.0%		0.0%				6.00%		0.0%							
					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				
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		\$0			\$17,300	\$0			
Deer Island					29	29	29	29	\$1,783	\$721	\$1,890	\$764						\$72,616	\$76,966			
																	\$1,248	\$931	\$1,323	\$931	\$63,191	\$65,366
total lots =					196	187	186	186														
Assessment per lot by Area =									\$2,504		\$2,654		\$3,196		\$2,654		\$4,683		\$4,908			

## Comparison of “Fees” of HOA/POAs in Beaufort County

- “Fees” range from \$0 to \$70K
- IOB is in the Minority that does not charge a “Fee”
- A \$2K “Fee” for IOB would be in line with market conditions

AKA: new member, initiation fee, capital contribution, social membership, capital reserve, working capital, enhancement, residential enhancement

		#	Amount	Association fees		Fee on a \$1M transaction
<b>No fee</b>						
		26	0	\$1,354		\$0
<b>Fixed fees</b>						
	≤ \$3000	18	\$926	note 2		\$926
	≥ \$3000	13	note 1	\$12,813		\$29,546
<b>Variable</b>						
					% of 26	
	0.25%	12	\$2,500	\$831	46.15%	0.12%
	0.33%	5	\$3,300	\$2,134	19.23%	0.06%
	0.50%	9	\$5,000	\$1,667	34.62%	0.17%
	2.5%	1	<-- not used in weighted average calculation, outlier			
		27				
Weighted Avg.	0.35%					\$3,519
Total count		84				
Total that Charge		58				
		69.0%				
<b>Note</b>						
	1 from \$4,336 to \$70,000					
	2 from \$800 to \$3,000					

### Closings in IOB

2023	16	(to date)
2022	33	
2021	24	

The median charge for the Fixed Fees is \$1.8K

## **MANAGEMENT REPORT – ROBERT BUNDY**

- Management was in I.O.B. in September on the 2nd, 6th, 12th, 20th and 25th.
- The sign for the Clubhouse was ordered and picked up.
- The pathway to the De La Gaye Point dock has been reworked.
- The contract was given to Blast Off Pressure Washing to clean a strip approximately 4 feet wide along the northern side of the Cotton Island bridge. Work is to be done today.
- Leon quoted \$700.00 labor to remove the old landscape fabric and \$600.00 for 100 bales of pine straw installed in the old playground area. Total of \$1,300.00.
- Leon sent a quote to re-string the handrail on the Cotton Island dock to discourage birds from setting on it. The quote is \$800.00. (The decision was made to wait since the quote was high.)
- Scott Whitehead, Jeff Weber and Robert meet with Malcolm Page with Everline Coatings on Monday the 25th of September.
- MAJ sent over a proposal on the 25th of September. The proposal had three parts. The first part for some repairs on streets noted by Mike, for a total of \$3,800.00. The second part for cleaning and sealing, Islands Avenue, De La Gaye, Anchorage Way, Sunset Court and Island Circle for a total of \$74,600.00. The third part is for work on the tennis courts for a total of \$12,100.00.
- David Crosson with Bright Speed, gave the Association 60 stainless steel straps and screws to secure the conduit to the Deer Island bridge. This is the conduit that is laying in the mud. Davis Yoakum with Bay Point Dock was notified of the straps.
- Robert is attempting to find who the owner is of two black conduits running under the Deer Island Bridge. According to Bright Speed they are not theirs, according to Custom Security they are not theirs, we are waiting to hear from Dominion and Hargray.
- An email was sent to Owen Savage with Atlantic Asphalt last week confirming that they were going to start work on October 5th. Robert received an email that they were not going to start on October 5th. Robert asked the question if they knew when they were going to start. An email was received stating “Originally, we thought we could get there next week, the week of the 9th but we are currently a week behind schedule. We will be there the week of the 16th. Thanks, Owen.” The Board then decided to ask them not to start the work until after the annual meeting.
- A1 (Action Tree) , sent a quote to remove the declining oak tree on lot 1 phase 1. The fee is \$800.00, the quote was sent to the Board.
- A1 (Action Tree), has not sent in a quote to remove the large tallow tree and treat the stump. The quotes from Southern Tree (\$375.00) and Kolcun (\$425.00) were received and sent to the Board.
- ONE Valid Proxy/Ballot & signature page has been received.
- The financials were emailed to all board members October 1, 2023.
- Finance Charges were applied if applicable to owners with balances and invoices were mailed 10/1/23.
- There are 3 owners on the receivable list as of the mail 10/9/23. One owner owes for 2023 fees/fines/late fees/finance charges. 2 owners owe 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//23	Lot 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**

- The committee is working diligently on the broker open house scheduled for Tuesday, October 17th, from 11:30 to 2:30pm. Thank you to the Brandts for the Clubhouse refresh and the new clubhouse signage.
- An email blast went out to all active Lowcountry realtors, and an additional email will go out to the community about the event.
- An information package has been created with a community map, press releases, along with a fact sheet.

**Website Statistics – September 2023**

*Private Communities*

384 community view pages ↑  
 69 property listings ↑  
 73 clicks to our website ↑  
 21 clicks to our Facebook page ↑

*IOB Website*

Total Users: 478 ↓  
 New Users: 445 ↓  
 Sessions: 661 ↓  
 Sessions / User 1.51 ↓  
 Page Views: 1,447 ↓  
 Pages / Session: 2.19 ↓

**ARB – FRED MUELLER/ROBBIE SMITH**

- Currently there are 93 residences built at IOB.
- There are 3 residences under construction – One on Deer Island, and two on the mainland.
- The ARB has approved two residences – both on Dela Gaye.

- Five residences are in the ARB process – 1 on Cotton Island, 2 on Palmetto Place, and 2 on Dela Gaye.
- Two residences are with architects.

There are 67 lots to be developed. 66% 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: C of O 9-29-23

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.

Alan (interest in lots that may be more challenging to build on. Fred – property supports custom homes. ARB – 67 lots to be developed. 10-15 properties will likely not be developed. Velocity building about 3-5 buildings a year.) Two in ARB process are in double lots. Alan – drift toward the greenspace anyway. Kevin needs some control over that. Kat – 8 builds last year, 8 this year – not slowing down. Alex – finding medium while not compromising revenue stream. Kat – preservation vs. density

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

- Maintenance is due to be completed by next week.
- Front porch was cleaned and painted.
- Shutter replacement is expected to occur by end of the year.
- David Brandt reported that they are cleaning, decluttering, and patching holes in the Clubhouse
- A location needs to be determined for the “Clubhouse” sign.



- The lighting on the left side of the front of the Clubhouse is complete. Alex will continue to work on other lighting during the week. He was able to salvage lights on the pathway; he was having problems getting the same material.

### **SOCIAL COMMITTEE – GLORIA PAPP**

- 118 people are attending the Annual Party event. Three are self-paid. The committee is within budget.
- The caterer is working on working up a price for 118 instead of 100.
- Chris Jones will provide the entertainment and will play until 9:00 pm.

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

- The Greenery has completed most of the Clubhouse Phase I landscape work. The committee met on October 5 with Greenery representatives Lee White and our new client manager, John Buzzell, to develop specific planting plans for Phase II. Phase II has been in our 2023 funding projections since early summer, with an estimated amount of \$5,000. A quote of \$5,249.10 was received on October 6 for this Phase II project. The Committee asked for the Board's approval for this work, which can be completed by the annual meeting. The Board approved this work.
- Our new Greenery client manager, John Buzzell, is also an arborist. He has recommended obtaining quotes to improve the health and appearance of the 4 Laurel Oak trees in front of the Clubhouse. This would include removing water sprouts up to 25', removing 25% of the canopy and 75% of the Spanish moss in "moss-congested" areas. This would likely cost about \$8,000 (\$2,000 per tree). If funds are available in the Tree Work operating budget account, the Committee would like to request that bids be sought, and related funding be authorized. The Board instructed the committee to get a quote for this. Once the quote is received, Alex will circulate to the Board.
- The Greenery will be refreshing pine straw around the community prior to October 17. Separately, and probably later, the Greenery will install the pine straw along the Islands Avenue frontage of former lots 3-03, 3-04 and 3-05, by the Belle Grove Park sign. We are awaiting a quote for that work, but the Board approved up to \$1,000 for this work at its September meeting.
- The Committee reviewed the status of ongoing projects and reconfirmed its priorities for various projects for the remainder of this year and next year. Remaining projects for this year include finishing the Clubhouse landscaping; adding pine straw to the Belle Grove Park street easement; neighborhood-wide pine straw refreshing; removing shrubs from the street island on DeLa Gaye closest to the Community Dock (many of those plants are damaged/dead), prior to the pine straw refreshing; and aerating/seeding the grassy areas in the Clubhouse lawn to reduce bare areas.
- The oak tree overhanging the tallest Sabal Palm at the front entrance has not yet been removed; Bundy is seeking a bid for this work. The bid obtained previously was for a larger tree that had been marked in error. An amount up to \$1,500 was authorized at the August Board meeting.
- The annual inspection of vacant lots and IOB easements and ponds was conducted last week. This is to identify areas that need to be bushhogged or dead trees/fallen branches removed. In keeping with the Committee's wish to preserve more of the natural undergrowth (especially beauty berry shrubs and smaller wax myrtles), while eliminating invasives such

as dog fennel and Chinese Tallow trees. The native plants provide more food for the deer, which may reduce the damage done by deer to residential and IOB landscaping. Kathy and Robbie Smith discussed ideas such as raising the height of the bush hog blade, selectively cutting portions of lots to eliminate only the weeds and researching methods of controlling dog fennel. Numerous lots contain fallen limbs (and a few trees) that need to be picked up/removed but some of those lots do not require this be done by bush hogging the lot. A question exists as to whether the lots can be picked up manually for a lower cost than bush hogging the lot. Board discussion and a decision on how to proceed is requested. Kathy will then amend the lot inspection notes, if required, and send them to Alex and Robert Bundy to notify property owners.

- During the lot inspections, hundreds (if not thousands) of small Chinese Tallow trees were cut and treated with a brush killer. Some of these have resprouted from trees removed and treated herbicidally by Southern Tree in 2021, many were growing amid dog fennel on lots that were bush hogged in previous years, and some were newly sprouted from seeds emanating from mature Tallow Trees in our neighborhood and beyond. IOB homeowners with identified, mature Tallow Trees in their landscape have been asked to remove the trees to reduce the nuisance they cause to other property owners. Since Tallow Trees can produce seeds in three years, and each mature tree can produce 100,000 seeds, it is important to control them when they are young.
- Carmen Dillard and Eric Powell assessed the sidewalks throughout the community on September 14<sup>th</sup>. Recommendations were sent to the Board for consideration.
- Other –
  - The Board approved the quote from Southern Tree for \$375 to remove the large Chinese Tallow tree on De La Gaye.
  - Work on what used to be the playground was approved by the Board.
  - Carmen and Kathy will meet with John to look at ponds.

### **September Greenery Update from Carmen Dillard**

- Oleanders behind fence at front entrance have received additional dirt and pine straw.
- The crew began working on retention ponds on 9/29/23. Kathy Whitehead provided more specific information regarding needs for each pond which Carmen shared with John.
- Phase 1 of the Clubhouse front lawn is nearing completion.
- Pine straw and mulch was ordered to be spread throughout the community.

### **OLD BUSINESS**

- CI/DI Bridge Material Condition (Alex/Robert)
  - Power washing has been done. Alex will use caution tape to barricade the walkway off while it cures. He will seek a voluntary work force to paint and announce a date for that in the near future.
- Tennis Court Repairs/Pickleball Court Conversion Status – Scott Whitehead
  - The committee first considered recommending three pickleball courts, but because the courts would have to be oriented East/West, the sun would be in the players' eyes. As a result, their recommendation was to have two permanent pickleball courts and one tennis court.

- The committee contacted three vendors, and so far, two have visited. The committee developed a list of specifications, and these were sent to the vendors.
- So far, one bid has been received from the Tennis Court Doctor. The committee will finish getting bids. The funds to do this work are in this year's budget.
- Excavation and repair work to the south end of the west courts needs to be done before converting all courts (as per the first bullet above.)
- Most vendors can't do anything before the spring. Alex commented if we release work and do repairs, the courts will have unfinished asphalt until the work can be done.
- Currently, there are about 40-50 people who play pickle ball.
- A suggestion was made to check with people who live in close proximity of courts to consider noise level.
- According to Scott, Howard B. Jones can do work but not as cheap as the asphalt person (MAJ). Excavation and repair work to the south end of the west courts will also require the addition of rip rap. During the Board meeting, it was also recommended to ask Michael Murphy (arborist) to look at magnolia tree near the courts.
- Note: Recommendations from this committee will accompany the minutes for this meeting.
- Clubhouse Front Porch Painting (already discussed)
- Landscaping Lighting Repairs/Upgrades
  - A faulty breaker was discovered on the right side. Robert contacted two electrical companies.
  - Alex is planning to complete the clubhouse lighting once the phase 2 landscaping is completed.

## **NEW BUSINESS**

- Changes to Annual Cotton Island Bridge Use Fee (Alex/David)
  - The Board contacted the legal representative for IOB who conducted thorough legal research and very concise review of the covenants. Based on this, the legal recommendation was that the Board discontinue that fee.
  - Conditions, covenants, restrictions will be shared equally. The operations budget has money for bridge insurance.
  - Alan Dechovitz believed that this was challenged before. The idea then was that people living on Cotton Island were going to pay an additional fee for bridge use. He also concluded that IOB could not afford another lawsuit. As we saw with the previous case, nobody wins.
  - It costs approximately \$150,000-175,000 every several years to replace the wear boards on the bridge. Previously, these funds went into reserves as a portion of the expense incurred for bridge repairs. The thinking in the past was that the expense should fall somewhat more on the CI owners who use the bridge more frequently.
  - Since Cotton Island is not gated and accessible to all in IOB, the fee is shared amongst all 186 lots.
  - Pat Kilcoyne requested that a 5 year maintenance plan have reserves earmarked for yearly items for the bridge which will give homeowners a general idea of

upcoming expenses. David Jussaume commented that we are trying to get to the point of having a maintenance plan, and Kathy Whitehead offered to come up with a spreadsheet to show some of this.

- Kathy Whitehead shared that the covenants indicate uniform rates for all lots.
- Alex told the group that no additional fee is planned for 2024.
- Date of record for ownership was set for 10/10/2023 by the Board.
- Proposed Changes to Rules and Regulations (Alex/David)
  - Open house signage should be a typical realtor size sign.
  - Holiday and other occasion displays (This was tabled.)
  - Clarification to pending Covenant Change- Animal Control (Alex)
    - Alex will set context and clarify. Will send out instructions for completing forms in packet to set the context and clarify. The city complies with the county. The county ordinance will be used regarding any pending covenant change.

**MOTION MADE TO ADJOURN AT 3:48 PM. BOARD ADJOURNED AND WENT INTO EXECUTIVE SESSION.**