



## ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

### MINUTES

Tuesday, August 13, 2024

1:30 PM

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

#### PRESENT FOR MEETING:

Alex Kent, Eric Powell, Carmen Dillard, Robert Bundy, Fred Mueller, Scott Whitehead, Kathy Whitehead, Joanne Beyer, Linda Tunstall, Kurt Herkert, Amy Herkert

*Absent:* David Jussaume, Bill Quarles

#### COMMUNITY COMMENTS

- None

#### PREVIOUS MINUTES COMMENTS – JULY 2024 (PRE-APPROVED AND POSTED)

- The approved July 2024 minutes were sent to Kathy Bundy and PickleJuice (who manages the IOB website) on 8/5/2024 in advance of this meeting.

*(The items below are hyperlinked to the report in this document. The title of each report is hyperlinked back to this page.)*

#### [FINANCE REPORT](#)

#### [MANAGEMENT REPORT](#)

#### COMMITTEE REPORTS

[Marketing](#)

[Architectural Review Board](#)

[Clubhouse](#)

[Social](#)

[Grounds and Landscaping](#)

[Open Space](#)

#### [OLD BUSINESS](#)

#### [NEW BUSINESS](#)

#### [APPENDIX A](#)

Custom Security Presentation – David Jussaume

## Islands of Beaufort HOA Treasurer Report

August 13<sup>th</sup>, 2024, BOD Meeting

Status as of July 31<sup>st</sup>, 2024

### Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$296.4 K
2. Water usage for Common Area.

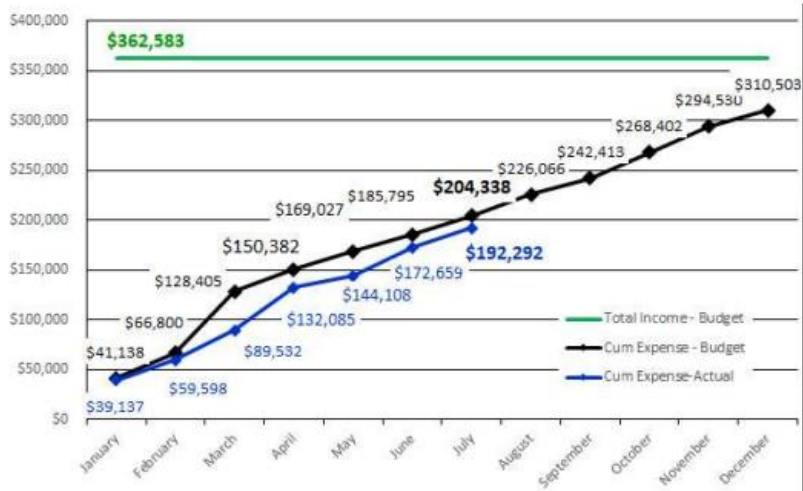
### Look Ahead

1. Rate of spend in Common Area Reserves.

### Decisions Required

1. Elimination of some water meters.

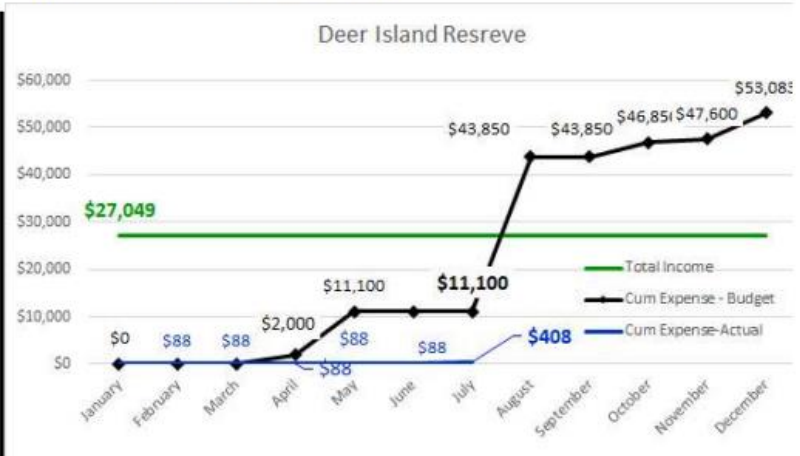
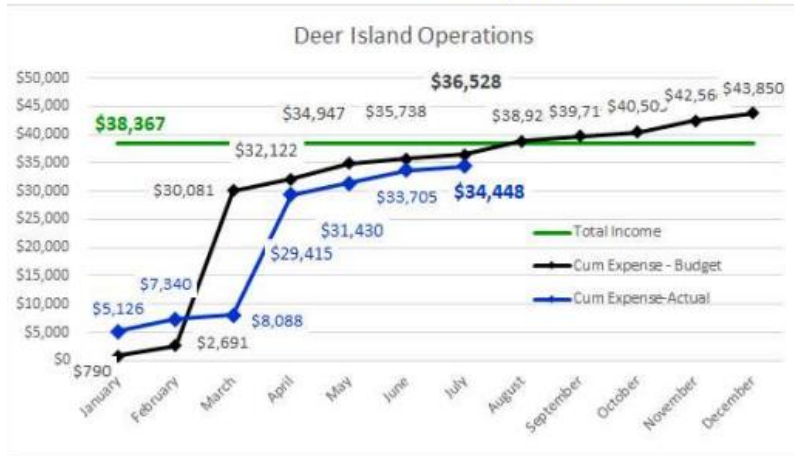
## Budget Summary - Common Area Comparison of Plan to Actual – Accrual Basis



Common Area Operations	budget	actual	under (over)
Annual Meeting Expenses	\$0	\$200	(\$200)
Accounting Fees	\$800	\$1,055	(\$255)
Legal Services	\$1,458	\$434	\$1,024
Management Fees	\$17,746	\$17,687	\$59
ARB Services	\$9,479	\$10,623	(\$1,144)
G&L Maintenance	\$41,659	\$41,185	\$474
G&L Comm	\$25,436	\$25,750	(\$314)
Insurance & Taxes	\$61,690	\$52,100	\$9,590
Marketing	\$3,450	\$3,606	(\$156)
Clubhouse	\$7,483	\$6,780	\$703
Pool	\$11,221	\$10,184	\$1,037
Main Gate	\$3,684	\$4,282	(\$598)
Social/Hospitality Committee	\$2,120	\$913	\$1,207
Utilities	\$18,113	\$17,493	\$620
<b>Total</b>	<b>\$204,338</b>	<b>\$192,292</b>	<b>\$12,046</b>

Common Area Reserves	budget	actual	under (over)
Grounds and Landscaping	\$27,250	\$9,145	\$18,105
Clubhouse	\$58,000	\$30,572	\$27,428
Communication and Marketing	\$2,500	\$0	\$2,500
Bridges	\$0	\$2,336	(\$2,336)
Gates and Security	\$15,000	\$6,870	\$8,130
Roads and sidewalks	\$23,300	\$0	\$23,300
Racquet Courts	\$0	\$18,223	(\$18,223)
Pool	\$0	\$1,145	(\$1,145)
Other	\$0	\$1,000	(\$1,000)
Unplanned	\$0	\$0	\$0
<b>Total</b>	<b>\$126,050</b>	<b>\$69,291</b>	<b>\$56,759</b>

## Budget Summary - Deer Island Comparison of Plan to Actual – Accrual Basis



Operations	budget	actual	under (over)
Property Taxes	\$0	0	\$0
Gate Equipment Lease [4 qtrs @ \$1,050]	\$2,220	2222	(\$2)
Internet [Hargray] for: DI Gate	\$939	934	\$5
Irrigation Water	\$729	349	\$380
Grounds and Landscape Contract	\$3,500	3507	(\$7)
Backflow Preventer Test (@ 47 Anchorage Way)	\$175	161	\$14
Landscape Maintenance - Materials and Labor	\$1,500	3017	(\$1,517)
Causeway Electrical (for gate operation)	\$365	457	(\$92)
Gate maintenance, repairs, parts	\$500	3226	(\$2,726)
Stormwater Infrastructure Maintenance	\$0	0	\$0
Bridge Insurance	\$26,600	20575	\$6,025
<b>Total</b>	<b>\$36,528</b>	<b>\$34,448</b>	<b>\$2,080</b>

Reserves	budget	actual	under (over)
Shortfall to Operations Budget	\$0	\$0	\$0
Landscape improvements and replacement	\$4,000	\$88	\$3,912
Bridge	\$7,100	\$320	\$6,780
Seal DI Causeway and Anchorage Way	\$0	\$0	\$0
<b>Total</b>	<b>\$11,100</b>	<b>\$408</b>	<b>\$10,692</b>

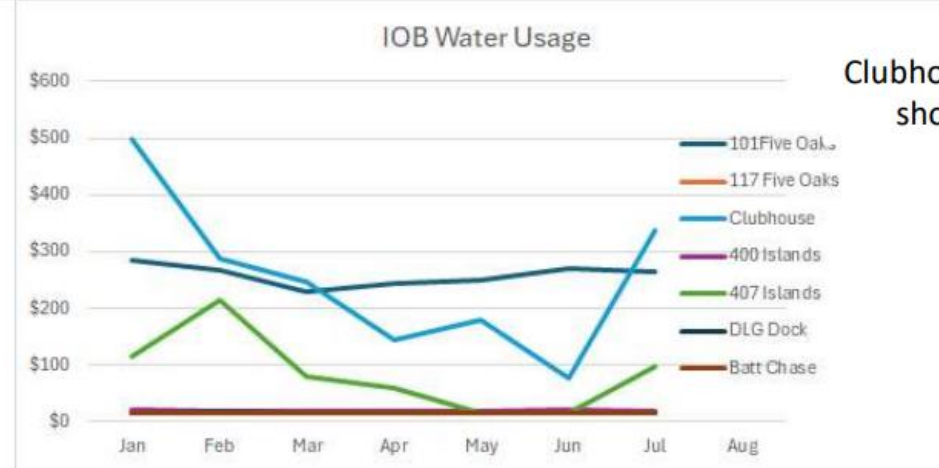
## Not yet Accrued – Approved and Discussed

2024 Common Area Spend - not yet accrued		Approved	Discussed	
<b>Operations</b>				
	Bridge Inspection increased cost	\$500		
	Operations total =	\$500	\$0	
<b>Reserve</b>				
	Repair of CI Dock - floating dock		\$2,500	
	Racquet Court Update	\$55,429		
	CH Shutters	\$7,000		
	Painting interior of CH	\$18,500		
	Light and fans		\$4,000	
	Chairs for CH - card table	\$800		
	River rock for areas of French drains		\$12,579	along DLG
	Pool pump	\$1,150		
	Lighting @ main entrance gate	\$400		
	Back flow preventer	\$1,300		
	Outside lighting @ CH	\$260		
	Signs for docks	\$800		No smoking, no open flames, etc. (qty 4)
	Signs for bridges	\$2,400		10 total signs, \$240 per
	Chairs and picnic table	\$3,920		Lot 17 Cotton Island
	Chairs and picnic table		\$8,030	Greater Common Area
	Dock (DLG and CI) Cleaning/preservative	\$7,500		Leon labor @ \$3,500; IOB mat'l @ \$4K
	New pool filter pump	\$1,200		
	Sidewalks		\$40,000	Repair, removal, rerouting
	Insurance Deductible-Lajen lawsuit	\$20,000		
<b>Information used on Slide 2</b>	Reserve total =	\$120,659	\$67,109	

# Common Area Water Usage - 2024

- 7 Meters
- 90% of Total Spend-to-Date (\$4,644) is from 3 meters: 101 Five Oaks, 316 Islands Ave and 407 Islands Ave

	Clubhouse				Dock			Total
	Five Oaks		Islands Ave		DLG	Batt Chase		
	101	117	316	400	407	287	410	
<b>Jan</b>	\$284	\$15	\$499	\$22	\$114	\$15	\$15	
<b>Feb</b>	\$267	\$15	\$289	\$21	\$214	\$18	\$15	
<b>Mar</b>	\$230	\$15	\$247	\$21	\$80	\$15	\$15	
<b>Apr</b>	\$244	\$15	\$143	\$21	\$60	\$15	\$15	
<b>May</b>	\$251	\$15	\$179	\$21	\$15	\$15	\$15	
<b>Jun</b>	\$269	\$15	\$76	\$22	\$15	\$15	\$15	
<b>Jul</b>	\$265	\$15	\$338	\$21	\$98	\$15	\$15	
<b>Aug</b>								
<b>Total =</b>	<b>\$1,810</b>	\$105	<b>\$1,771</b>	\$149	<b>\$596</b>	\$108	\$105	\$4,644
<b>% of Total</b>	39%	2%	38%	3%	13%	2%	2%	Total



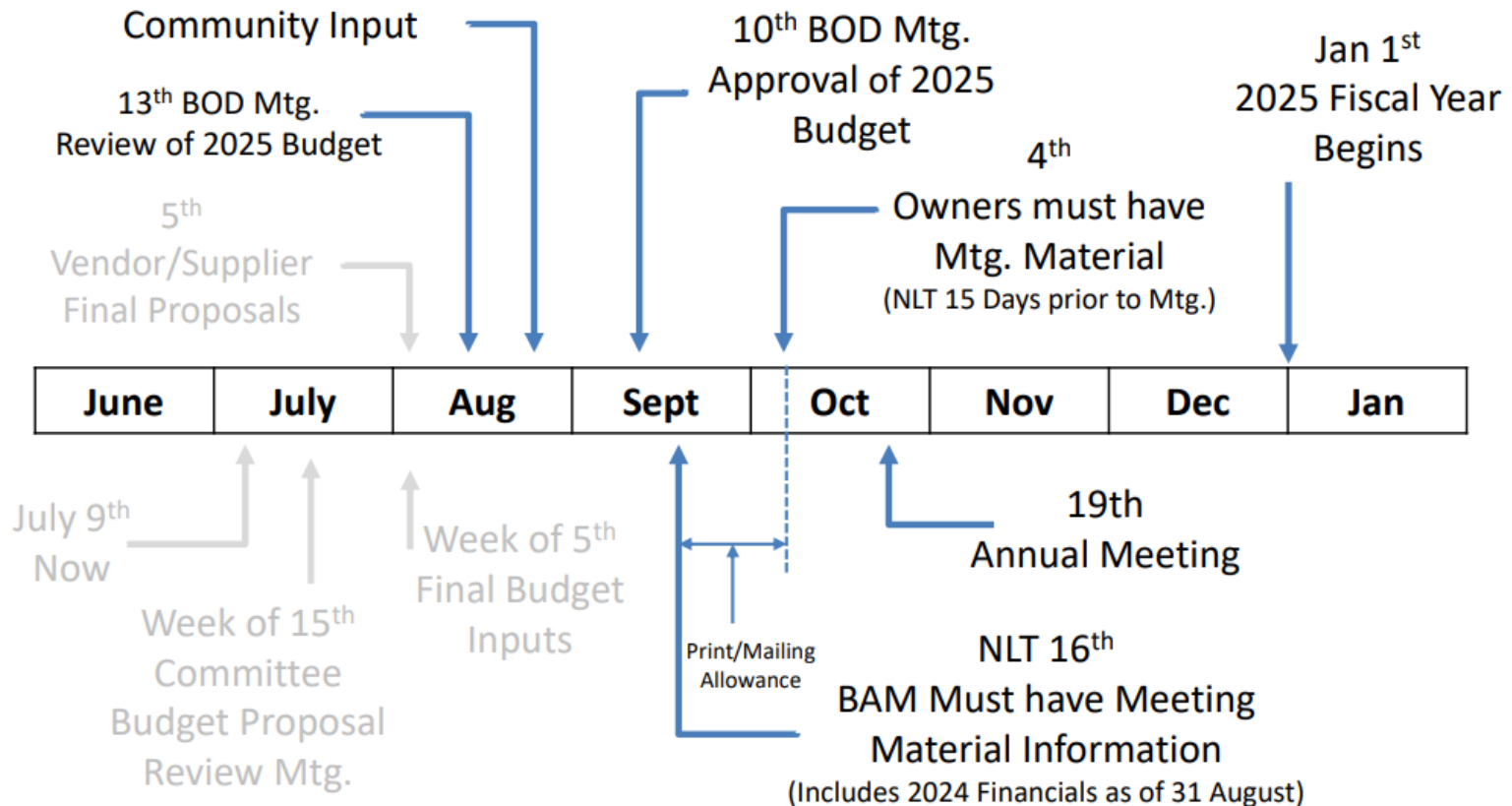
Clubhouse and 407 Islands show erratic usage

## 2025 IOB Budget Cycle Timeline

- CPI for June published in July => 3%
- Maximum Increase in Assessments is 8%

### Committee Meetings Completed

- Social
- GL&C
- Greenspace



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 July on the 3<sup>rd</sup>, 9<sup>th</sup> and 12<sup>th</sup>.
- Graybar Fence has completed their portion of the tennis court/ pickleball court repairs.
- AIXperts Tree Service has trimmed two trees and removed one in Belle Grove Park, and the two magnolia trees at the south end of the tennis courts.
- Management requested quotes from four different companies to seal coat Anchorage Way. Th quotes have been received and forwarded to the Board. One quote was for \$12,500.00, one quote was for \$15,870.00, one quote was for \$15,600.00 and the final quote was for \$20,212,50.
- A proof and quote to build three speed limit signs to be installed on the Cotton Island Bridge was received and forwarded to the Board. A proof and quote were also requested to build two Yield to On Coming Traffic signs was requested and forwarded to the Board. With approval all signs were ordered. The signs have been picked up and placed next to Jeff's shed.
- Management informed Greenbug that they were selected to replace backflow preventer device at the Cotton Island Dock Walkway a cost of \$1,100.00.
- Management sent a request to Chris Rollins of Fitness Emporium for a proposal to service of the equipment in the fitness center.
- Management requested an updated agreement clarifying the City's maintenance responsibilities related to natural disasters. (Robert will remind the city of this agreement since Tropical Storm Debby.)
- Two replacement pickleball nets were ordered and have arrived.
- A proposal to install one additional stop signs was received and forwarded to the Board. The cost is \$3,179.00 installed. (Eric recommended we try Mel Northy for a quote since they did the original signs. The suggested location for the sign is at the first intersection of Islands Avenue and De la Gaye.)
- Email from Robert to put a nanobeam on corner of clubhouse that would reach/serve the court area. (See further discussion under New Business.)
- DI Gate – The last response from Custom Security was August 8<sup>th</sup>.
- The July financials were emailed to all board members August 5, 2024.
- As of July 31, 2024 all 2024 assessments and all lot cleanup bills have been paid. There was no one on the receivables.
- Kayak fees post to owners accounts each year on 9/1/24. (The Board recommended waiting on posting the kayak fees at this time. See further discussion under Old Business.)

### 2024 Closings (2023 Closings= 19)

1/19/24	Lots 2-015/2-016	59 Anchorage Way	Folly Properties (John Wynn)	House (Jones)
1/19/24	Lot 1-003	109 Five Oaks	Leslie Frank & Helen Davis	House (Shaw)
1/26/24	Lot 2-023	32 Anchorage Way	David & Terri Tilley	House (Urban)
3/29/24	Lot 1-005	118 Five Oaks Cir.	John & Kristin Carter	House (Nechtman)
4/22/24	Lot 4-001	101 Sunset Ct	Gary & Diane Downing	House(Condon)
4/25/24	Lot 3-024	409 Battery	Chase Martin & Deborah Boltres	Lot (Hogg)
4/25/24	Lot 3-025	407 Battery	Chase Martin & Deborah Boltres	Lot (Hogg)
4/26/24	Lot 3-034	256 De La Gaye	Wade Green	Lot (Price)
5/2/24	Lot 4-018	418 Islands Ave	Randy & Martha Nash	Lot(Sullivan)
5/7/24	Lot 3-077	353 De La Gaye	David & Robbie Koren	House(Bytwerk)

5/6/24	Lot 4-025	404 Islands Ave	Jason & Nicole Pheiffer	Lot (Morris)
5/16/24	Lot 4-026	402 Islands Ave	Saltwater Homes LLC-Green	Lot (Manquen)
5/28/24	Lot 2-013	47 Anchorage Way	David & Kay Wood	House (Wynn)
5/29/24	Lot 2-018	56 Anchorage Way	S. Doug & Loree Roark	Lot (Rigol)
5/29/24	Lot 2-019	48 Anchorage Way	S. Doug & Loree Roark	Lot (Sanchez)
5/31/24	Lot 1-012	301 Islands Ave	Michael & Mary Murphy	Lot (Nguyen)
6/7/2024	Lot 4-002	103 Sunset Court	Carr Carr Properties	Lot (Paine)
6/12/2024	Lot 3-026	405 Battery Chase	Johnathan & Linda Lewis	House (Cotterill)
7/3/24	Lot 4-019	416 Islands Ave	Olonana-Donna Engblom	Lot (Bliss)
7/22/24	Lot 3-030	240 De La Gaye	Ramon & Pamela Diaz	Lot (Pivotal)
7/31/24	Lot 4-003	105 Sunset Court	Chandler White	Lot (Holt Trust)

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

8/13/24	Lot 3-060	117 Palmetto Place	Meritus Signature Homes	Lot (Kamil/Milad)
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**MARKETING & COMMUNICATIONS COMMITTEE – TOM ERTTER/ALEX KENT**

- Meeting on Friday, August 16<sup>th</sup> at 4:00.
- Website is going live soon. (Approximate date TBD)

**ARCHITECTURAL REVIEW BOARD (ARB) – FRED MUELLER/ BILL QUARLES**

- Currently there are 96 residences built at IOB. There are 7 residences under construction – 4 on the mainland, and 3 on Cotton Island. There are 14 double lots and 10 lots are HOA owned. Six residences are in various stages of ARB review. There are 63 lots to be developed. 68% absorbed.
- The status of residences under construction as visible from the street is listed below:

Name	Location	Permit Status	Foundation Status	Work Status
Moody	272/276 Dela Gaye III-38/39	Permit issued 10-9-23	Foundation survey Date 11-30-23	Interior work in process
Brown	6 Sunset Court IV-6	Permit issued 12-15-23	Foundation survey date 4-3-24	Framing complete, siding and roofing progressing; interior work in process
Cunningham	316 Dela Gaye III-68	Permit issued 11-27-23	Foundation survey date 1-5-24	Interior work in process
Northcutt	410 Islands Ave IV-22	Permit issued 4-8-24	Foundation survey date 5-16-24	Framing completed by mid-July
Gillette	224 Dela Gaye I-16	Permit issued 3-28-24	Foundation survey date 6-13-24	Framing complete
Martin	108 Sunset Ct. IV-5	Permit issued 4-12-24	Foundation survey date 6-4-24	Framing ongoing

Lahn	325 Dela Gaye III-84		Foundation ongoing
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- Status of ARB reviews/construction

Name	Location	ARB Review/Construction Status
Block	Lots 65/66 105/107 Palmetto Place	Preliminary review approved. On hold until late 2024
Brown	Lot 6 – Cotton Island 106 Sunset Court	Framing complete. Interior work started.
Cunningham	Lot 68 316 Dela Gaye	Interior work ongoing
Gillette	Lot 16 – Phase 1 224 Dela Gaye	Foundation complete; framing ongoing
Kleckowski	Lot 83 329 Dela Gaye	Preliminary plan approved
Lahn	Lot 84 325 Dela Gaye	Lot clearing w/o 6-17-24. Foundation started.
Martin	Lot 5 – Cotton Island 108 Sunset Court	Foundation complete; framing ongoing
Moody	Lots 38/39 272/276 Dela Gaye	Interior work ongoing
Northcutt	Lot 22 – Cotton Island 410 Islands Avenue	Foundation complete; framing complete; windows installed

***Other information:***

- Two plans are coming in Monday for review.
- Kathy W. inquired about the washdown on to the street from Lot 16 home being built. Fred is in contact with the builder regarding this. He commented that the construction workers are parking on the gravel area of the lot to avoid parking on the street.

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

- Eric reported that the painter is behind schedule but trying to get here ASAP. The paint colors need to be reviewed before painting begins.
- The old speakers will be terminated next week.
- There are two lights in front of the clubhouse that need to be repaired. The lighting was re-zoned around the building.

**SOCIAL COMMITTEE – KIM DAVID & DONNA GENCO/DAVID JUSSAUME**

- Planned events for the remainder of 2024:
  - **September 14<sup>th</sup> – Block Party on Battery Chase – 4:00 pm** The committee sent out an invite for this.
  - **October 19<sup>th</sup> - Annual Party** The event will be catered and there will be live music. The committee is asking volunteers to bring fall-themed desserts.
  - **December 14<sup>th</sup> - Merry Mingle** The Committee is seeking residents to host the Merry Mingle.

**GROUNDS & LANDSCAPE COMMITTEE/GREENERY REPORT FOR THE**  
**GROUNDS AND LANDSCAPE COMMITTEE**  
**AUGUST 13, 2024**

**KATHY WHITEHEAD/CARMEN DILLARD**

On July 19, representatives from the Grounds and Landscape Committee met with Michael Murphy (Arborist) to develop approaches for (1) selecting the live oaks that are most in need of pruning and de-mossing, and (2) undertaking a street tree planting program for IOB.

Street Plantings. Michael pointed out that now that IOB is about 25 years old, and there was no intentional street planting design by the developer (other than possibly the palms in the Islands Avenue median), it is important to get started now since it takes many years for trees to mature. He emphasized the critical importance of irrigation for the first year or two of a transplanted tree's life. On August 1, Carmen and Kathy W toured IOB and identified several areas, mostly along De la Gaye, for possible street tree plantings. Our next step will be to consult with The Greenery regarding what tree species would do well in these locations, review irrigation options, and develop a multi-year plan with cost estimates. Michael recommended that any trees we plant have a 2-2.5" caliper minimum.

Live Oak Pruning and De-mossing. Pruning by a tree company with qualified certified arborists on staff is important, particularly for older trees. Michael explained that for older trees, pruning should be aimed at reducing the long ends and leaving almost all the growth in the middle of the tree. The suggested next step would be to identify a qualified tree company and discuss having them conduct an inventory of our specimen trees. This would help us develop a budget and identify the priority trees.

***Other items:***

- Leon vista pruned the bluff area of the marsh at the end of the pipeline easement (where the four chairs are located) between the Watson and Bowie homes.
- End of July – Carmen and Kathy marked the palms that require removal of seed pods and dead palm fronds. The palms were trimmed in early August.
- A large dead oak tree was spotted on Islands Avenue near the Belle Grove Park sign and was leaning over Islands Avenue. This could have presented a dangerous situation with Tropical Storm Debby approaching. The tree was removed by Action tree on Monday morning, August 5<sup>th</sup>.

**THE GREENERY REPORT**

Carmen Dillard

- Ongoing maintenance during July
  - Continuation of routine maintenance (mowing, blowing, edging)
  - Cutting, pruning, managing weeds and clearing debris
  - Cleaning of swales/ditches along the pipeline easement (twice in July)
  - Mowing of easement every 2-3 weeks behind Dela Gaye and Palmetto Place
  - Bush hogging of retention pond area near basketball court
  - Irrigation checks/audits/and remediation at front entrance and down Islands Avenue

- General
  - Dog Fennel continues to be treated. Recent rains have been an obstacle which encourages growth and can wash away the spray.
  - The ditch along the pipeline easement has developed significant erosion and is being closely monitored and cleaned as needed
  - Shrubs will be removed from Battery Chase landscape island
  - A fungus analysis of the turf along with preventative treatment will be done
- Front Entrance/Five Oaks/Islands Avenue
  - The first bed of Society Garlic will be replaced with larger Society Garlic and mulch
  - Irrigation challenges/update:
    - Excess water on Islands Avenue is creating run-off from Islands Avenue down De La Gaye. This may be due to the older rotors slipping.
    - The median area is extremely moist with irrigation and recent heavy rain. Possible solution: The irrigation controllers can be adapted and controlled remotely to turn off when needed.
    - Five Oaks Landscape Island has irrigation which has still not been found.
  - With the recent rain, the condition of three newly planted viburnum shrubs along Islands Avenue is improving.
- Deer Island
  - The controls for the landscape island irrigation were located and tested. The system is being further investigated for a possible break in the line. (See Proposal #68226)
  - The Greenery is proposing that the farfugium in decline in the landscape island be replaced with irises that are more tolerant of sun and heat. (See Proposal #68226)
  - The Greenery reported finding damage to a specimen tree in the empty lot across from landscape island. They will monitor the condition of the tree.
- Clubhouse
  - August maintenance:
    - Weeding in beds in front of the Clubhouse and around the shrubs by the fence on the right side of the pool.
    - Mowing behind the fence on the right side of the pool.
  - Dead/damaged distillium that was planted last fall needs replacing. One option is to plant Plum Yew instead, which has done well on another area of the lawn.
- Cotton Island
  - Turf in park appears to be improving. There is still water pooling (particularly around the bench) in heavy rains. (See proposal #69233)
  - The crew will monitor/clean Lot 17 as that area is getting seating and tables soon.
- Retention Ponds
  - Retention ponds between DLG and the marsh near the DI entrance will be mowed.
- Requests for Proposals/Quotes for Board Review (Proposal Received)
  - Replace Dianella Flax at the front entrance eaten by deer and apply deer repellent.
  - Erosion control – Lots 69, 70, 72, 73, 74 (DLG).
  - Possible solutions for pipeline easement ditch/swale.
  - Proposal #68054 – Plant installation around both Belle Grove Park signs – Install white and blue irises in an alternating pattern around each sign along with 10 bales of pine straw. (Seven [7] each of 3-Gallon white and blue irises totaling 14 plants) - (\$1,041.31)

- Proposal #68226 - Deer Island – Irrigation audit/repair for landscape island (\$495.00); Farfugium removal/replacement with 30 white irises (\$1,635.30) Total - \$2,130.30)
- Proposal #69039 to remove dead Confederate Jasmine plants and replace them with two 7-gallon plants. (\$360.41)
- Proposal #69233 to apply top dressing to the CI park turf area around the bench to improve drainage and promote turf health - (\$743.43)
- Looking ahead to 2025 – The Greenery can assist with planning any special landscape projects we want to consider for the community as we are planning the budget for next year.

The next monthly meeting is scheduled for August 30<sup>th</sup> at 2:00 pm.

### OPEN SPACE COMMITTEE – LINDA TUNSTALL/ALEX KENT

- The committee is discussing a layout and pathways for Lot 17. They are planning a spur path from the current path to the CI dock. Bruce Sullivan is talking to a couple of vendors for pricing. Alex asked that while planning, the committee be mindful of where the grass is growing well to maintain that.
- The kayak storage area/stand should be closer to path.
- The committee is planning to add pathways in the Belle Grove Park area along with seating, a picnic table and possibly additional recreational items. They are discussing the addition of some railings along the pathways to better define them. They are also considering the possibility of adding golf cart parking for playground and overflow parking for the Clubhouse. (It was noted that the covenants permit parking in the park vicinity on Islands Avenue on the Clubhouse side only.)
- Kathy Whitehead recommended that the committee think about how the two streets could be connected for strollers and bicycles.

### OLD BUSINESS

- Deer Island Bridge Pedestrian Walkway Update – No further information.
  - Alex noted that DI residents need to be a part of the conversation for the pedestrian walkway. A contract needs to be in place soon as it will take several weeks beyond that for the work to begin.
- Tennis Court Repairs/Pickleball Court Conversion Status – Scott Whitehead
  - Talbot had a delay due to the storm and mechanical problems with the truck. They plan to be out later this week, weather permitting.
  - The single entry gates to make sure they are not dragging at the bottom, possibly causing damage to the floor.
  - The courts are draining very well.
- Access/Security System Contract Proposal Review/Award
  - A family residing on DI had a recent medical emergency and the exit gate would not open. The gate had to be bumped by the driver’s vehicle to get it to open.
  - The security system issues will be discussed further in executive session
- Sidewalk Repairs and Possible Removal in Some Areas – Eric Powell/Carmen Dillard
  - Plans are being reviewed to prioritize items that can be completed in 2024/2025

- After further Board discussion, a time (or times) will be scheduled for the community to get further information and provide feedback to the Board regarding the security system and sidewalks.
- Dock Cleaning and Sealing – Alex Kent, Robert Bundy
  - Robert reported that the Board approved Leon to approve the work, and he will check with Leon on when this work can commence. The areas cleaned on each community dock has to sit and dry out for one week.
- Inventory and Liquidation
  - Eric reached out to several lawn companies. He asked to see if anyone is interested in purchasing all the equipment rather than piecemeal selling the equipment. A lot of the equipment is older; Jeff used some for parts.
  - The building is secured with a combination lock.
- The board meeting schedule will be discussed during Executive Session. At this point, there is the possibly meeting every other month rather than each month. Further information will be communicated to the community once a final decision is made regarding the frequency of board meetings.
- Kayak Agreement
  - If nothing is changed, Kayak storage is renewed in September.
  - The Board is considering moving away from auto-renewal of kayak space.
  - A combination of people are using the space for storage and not using kayaks
  - Currently, one space is available
  - The plan is to put dry land storage on Lot 17 with a preferred rate as opposed to the rate on the pierhead. The storage rack can be built in as little as 30 days so that those interested in kayak storage can visibly see that option.
  - Fred inquired about the possibility of people launching kayaks into the water from Lot 17 depending on the tide. Alex responded that the challenge is the land is built up a little higher in the area of Lot 17 where people would launch. The marsh grass there is also thick. Both of these factors may prevent kayakers from being able to push off of the shoreline there and land.
  - Kurt commented that he thought a lottery would not be a good idea because one year you get it, the next year maybe not. This could create additional relocation of kayaks each year. Rather than that he recommended putting a marking on every kayak. If a kayak is not used in 30 days, the owner would need to store it on Lot 17 (as space allows).
  - The topic of floating docks came up, but these are used more for fishing than kayaking.
  - Linda inquired if there are other places in the community (for example, the De la Gaye docks) where kayaks could launch and land.
  - Alex recommends moving forward to change things this year including modifying the agreement and building additional storage.
  - Thinking further out in the future, Alex suggested another area that might be considered for additional kayak storage is behind the basketball court.

## NEW BUSINESS

- Revision of rules for tennis/pickleball courts and added video cameras

- Alex went over the proposed revision of the rules for using the tennis/pickleball courts once the work is completed. Feedback from the group was positive.
- Currently, there are no video cameras that cover the court area. Quotes will be gathered for the possibility of adding this.
- Expansion of welcome letters/packages – Scott Whitehead
  - What the community currently has in place is being reviewed and enhancements are being considered.
- A parking area beside the clubhouse driveway could possibly be expanded with plantation mix.

**A MOTION WAS MADE TO ADJOURN AT 3:00 PM. THE BOARD WENT INTO EXECUTIVE SESSION.**