

SOUTH ISLAND PLANTATION  
ASSOCIATION, INC.

---

REGULAR MEETING OF THE BOARD OF DIRECTORS  
Thursday, February 16, 2017

Pursuant to call, a Regular Meeting of the South Island Plantation Association, Inc. was held on Thursday, February 16, 2017 commencing at 9:00 am at Waccamaw Management, Pawleys Island, SC.

Board Members in attendance:

	Robbie Buice	Bill Murray
Via Conference:	Jeff Pelham	Mike Gintoli

Waccamaw Management:

Lisa Hergenrother	Vicki Cooper
-------------------	--------------

**Call to Order**

Chairman Jeff Pelham called the meeting to order at 9:00 a.m. and established a Quorum.

**Approval of Minutes**

The November 14, 2016 minutes were discussed. Upon a motion by Robbie Buice, seconded by Bill Murray and approved with no objections, it was:

MOVED: The November 14, 2016 Board Meeting Minutes were approved.

**Financial Report**

Lisa Hergenrother presented the December 2016 year-end financials and delinquency report. The Board indicated the 2017 budget needs to be adhered to.

The Association's auditor will be at the annual meeting to discuss the audit.

**Unfinished Business**

- Private dock slips – Mike Gintoli

Received two quotes and has consulted with Custom Homes. He needs engineer drawings (Lisa will see if you can get for him.)

To qualify for the \$550,000 loan, the assessments need to be \$125.00/month and the delinquent rate less than 10%.

- Day Docks – Lisa Hergenrother

Finger docks were damaged from the hurricane – section broke.

Boardwalk will be fixed next week.

Robbie questioned if the docks were insured. They are - with a \$100,000 deductible.

Met with Myrtle Beach Fire & Safety; the fire suppression system is underneath the aluminum planking.

There was discussion about possibly eliminating the fingers on the day docks. Pilings may be a hazard. If they were taken off, can they be put back? Temporary time period to repair? It was suggested to contact the Army Corps of Engineers regarding the repairs. Mike Gintoli will contact Chris at DHEC to see what is permitted.

Two repairs need to be done – repairs to the dock and repairs to the fire suppression system.

The Board would like more quotes for the day docks.

A three (3) member committee will be established for the 32 dock slips. Mike Gintoli will chair.

Get day docks fixed before annual meeting.

Bill Murray suggested contacting Belle Isle marina regarding the person who was blowing out silt to see if it is an option for South Island Plantation.

- Sales Interest – Robbie Buice

Teddy Dowling is still planning on building. Things have been delayed due to a personal accident. Lot 173 – Larry Harrelson consulting with an engineer.

- Lot 7

There are delinquent taxes of approximately \$3,000 the association will need to pay. The former owner has not paid since 2013.

The listing with Robbie Buice expires this week.

- Upon a motion by Mike Gintoli, seconded by Bill Murray and approved with no objections, it was;
  - MOVED: Approval to pay the outstanding taxes.
- Upon a motion by Jeff Pelham, seconded by Mike Gintoli, and approved with no objections, it was;
  - MOVED: Approval for extend the listing for Lot 7 with Robbie Buice and approval for Lisa Hergenrother to sign off on behalf of the association.

- Insurance Update

The property insurance renews in June. The D&O coverage will be decreasing due to the lawsuit being dismissed. The board would like a total of three quotes comparing the same coverage.

### New Business

- HOA Foreclosures

Lot 150 – Vote has been tabled pending Elizabeth Saranti's title report to see if there are outstanding taxes.

- Pruning trees and shrubs.

Jeff Eady submitted a proposal to prune the palms and crepe myrtles in the amount of \$1,750. The shrubs will be pruned around Easter at a cost of \$3,000.00. These are not budgeted items. After discussion, it was decided to table the pruning until October.

- Downed Trees

There are downed trees on individual lots that are not the responsibility of the Association. An inspection will be done and letter sent to owners and includes three vendors that could remove the tree.

- 2017 Events

The Board reviewed Rivertown Management's list of upcoming events. Dates of events will be posted on the website. The board questioned why the pool has to be closed for the set up and breakdown times. They would also like to see a rate sheet (for owners and non-owners), as well as an income sheet. Lisa will get with Kim if renters are owners or not plus expected revenue from each rental.

- Outdoor Ceiling Fans

Eight ceiling fans were damaged by the hurricane on the front and back porches. Lisa received a cost of \$800. She will confirm if that amount is just for removal or replacement fans and e-mail the board.

- Sink Hole

Per Will Cook of the City of Georgetown, the storm drains are the responsibility of the Association. The City of Georgetown will be doing a camera test to look at the sink holes in areas other than storm drains and piping to see if there are any cracks.

- Spa Repair

Lisa received a quote from Pool Services Corp in the amount of \$1,020.46 to replace the spa heater, which would be a reserve expense. The board discussed a heat pump or a more energy efficient heater. She'll get a quote for that and e-mail both to the board for vote.

- Pool Furniture

Furniture needs replaced. Lisa to look at options and pricing of lounges and regular chairs.

- Bylaws

Any revisions to the governing documents need membership approval.

The board asked if there would be any repercussions of removing Rolf Blizzard's "right of first refusal" on the sale of a lot. Lisa will get an opinion from Elizabeth Saranti.

- Meeting Schedule/Annual Meeting

The April 6 board meeting was changed to Tuesday, April 4 at 9:00 at SIP Clubhouse. All future board meetings will commence at 9:00.

Annual meeting is Saturday, June 10 – 10:00 at the clubhouse. A luncheon will be held afterwards catered by Front Street Deli. Three board terms expire: Robbie Buice, Sel Hemmingway and Bill Murray. A sixty day call for candidates notice will be sent.

### BOARD MEMBER CONCERNS

- Jeff Pelham received a call from Ben Pittman regarding setting up a website to service homeowners and market lots. He would manage the website. There would be a setup and monthly charge to homeowners. He requested to do a presentation to at the annual meeting. The Board asked that he come to the April meeting for a presentation to them.
- The board shared concerns about items not being resolved in a timely manner. They asked that the minutes and action item list (showing the estimated time of completion) be to them by Wednesday, February 22.

## **Adjournment**

With no other business to come before the Board, upon a motion by Robbie Buice, seconded by Bill Murray and approved with no objections, the meeting was adjourned at 11:00.

---