

SOUTH ISLAND PLANTATION  
ASSOCIATION, INC.

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REGULAR MEETING OF THE BOARD OF DIRECTORS  
Tuesday, April 4, 2017

Pursuant to call, a Regular Meeting of the South Island Plantation Association, Inc. was held on Tuesday, April 4, 2017 commencing at 9:00 am at Waccamaw Management, Pawleys Island, SC.

Board Members in attendance: Robbie Buice

Via Conference: Jeff Pelham Mike Gintoli Sel Hemmingway

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.

**Legal Matters – Attorney Elizabeth Saraniti**

Elizabeth Saraniti – via conference

Lot 44 – in bank foreclosure. Bank decided not to complete foreclosure – not taking to sale. Property is still owned by Leonards – bank has judgement against. Run title search 60- 90 days to see what they complete. Association has lien on property.

Lot 187 – association has lien on property. 2015 Taxes on \$1,500.00. Sold at tax sale - in redemption period. Best if complete foreclosure before redemption ends (November). Upon a Motion by Robbie Buice, seconded by Sel Hemmingway, and approved with no objections, it was;

MOVED: Approval to move forward towards foreclosure on Lot 187.

Lisa to e-mail Elizabeth approval to proceed with HOA foreclosure

Lot 150 – complaints to be drafted.

**Amending Governing Documents**

The Board would like to remove reference of declarant from documents. The Association still has to go to him for right of first refusal – would like him out. Is there a time limit? Ms. Saraniti can research about right of first refusal on repurchases, which can be done with an amendment. Removing declarant throughout the document would be a complete re-write of the documents , which will be expensive and time consuming. (\$3,000 - \$5,000). It was decided to do an amendment on right of first refusal – table the re-write.

**Docks**

Wachovia Bank vs Blackburns

Per the governing documents, Association funds cannot be used to build the docks. Mike Gintoli stated the docks would be short term leases. Could documents be amended to remove the article?

Ms. Saraniti suggested sending a non-confrontational letter to Rolf Blizzard's attorney regarding ownership of property. Upon a motion by Mike Gintoli, seconded by Sel Hemmingway and approved with no objections, it was;

MOVED: Approved to contact Rolf Blizzard's attorney to transfer property back.  
Lisa to e-mail Elizabeth approval

### **Approval of Minutes**

The February 16, 2016 minutes were discussed. There was one minor change. Upon a motion by Mike Gintoli, seconded by Sel Hemmingway and approved with no objections, it was:

MOVED: The February 16, 2016 Board Meeting Minutes were approved,.

### **Financial Report**

Lisa Hergenrother presented the January 31 and February 28 financials and delinquency report. Financials accepted as presented.

### **Unfinished Business**

#### • Finger docks

- Scope of work to do to go out to bid. Need to have a general contractor or board appointed committee to oversee project. The three people that Rob Kazersky – Lot 74; Michelle (Hill) Peckham, Derrick Owens, plus Robbie & Mike
- Motion to accept Mike, seconded Robbie the above three were appointed to dock committee
- Lisa has form for necessary DHEC placard.
- Lisa presented list of contractors
- Mike would look into the feasibility

#### • Insurance Updates

The board requested that Ms. Hergenrother obtain three quotes on insurance (BB&T, Peoples, Acentria), which expires June 30.

#### • Sink Holes

Ms. Hergenrother had a conversation with Will Cook of Georgetown County. He ran cameras in the pipes in the community and they did not turn up anything.

Lisa will get quotes to repair sink holes. The board stated we may want to engage our own person to investigate problem.

Issue around 184 & 185 – water coming up out of ground. Georgetown Co said it was not their water pipes. A storm drainage company will be engaged and have the company look at these lots also.

#### • Updates On Sales Interest

Lot 41 – Teddy Dowling – submitted plans

Lot 176 – Larry & Sandy Harrelson – working with designer

#### • Action Item List

Lisa reviewed the current action item list.

- Need to change locks on clubhouse - add door closure – key pad lock on front door
  - E-mail to membership – leave clubhouse in safe manner – keys will no longer work

## New Business

- HOA Marketing Website Request

Ben Pittman presented a website he is proposing to do – [www.southislandplantationsc.com](http://www.southislandplantationsc.com) to attempt to market individual lot owners property, as well as realtors if they are interested. He would charge a nominal monthly fee to list and market properties and use some of the money for search engine optimization for website. He would like to present website at annual meeting. Ms. Hergenrother will reach out to Elizabeth Saraniti. (It was noted he has “dock slips for sale” listed on his website, which he will need to remove.

- Clubhouse Rentals

Kim Pavao was on the agenda to provide an update to the board; however, she was sick.

- She will forward a new list.
- On calendar – Sunday’s pop-up – pool open
- Other dates - clubhouse & pool reserved
- Kim has offered to keep calendar up to date. - ok with board

- Danny Nesbitt

Fountain low

Open pool this weekend

- Stay on top of Danny – DHEC Inspectors

- HOA Website

Website has been updated. Laura is doing great job.

Image gallery does not work on mobile devices.

- Tree Removal

Ms. Hergenrother received three quotes for trees on individual lots that were damaged by the hurricane. (Georgetown Tree; Oasis and K&M). After discussion, Lisa will notify owner’s they need to clean up their lots and 45 days to do so. Remind them any worker need to have insurance.

- Pool Furniture

Chaise lounges at the pool need replaced. After discussion, the board decided to go with Grosfillex Bahia chaise lounges. Upon a motion by Robbie Buice to purchase six (6) bahia white chaises at a cost of \$92.70/each plus freight, seconded by Sel Hemmingway and approved with no objections, it was;

MOVED: Approved to proceed with the purchase of six Grosfillex Bahia chaise lounges at a cost of \$92.70/each plus freight.

- Spa Repair

Robbie Buice made a motion to replace the current 15kw spa heater with Heyward spa 11 kw heater at a cost of \$1,020.4 from Pool Services Corp, seconded by Mike Gintoli and approved with no objections, it was;

MOVED: Approved to proceed with the purchase of a Heyward 11kw spa heater from Pool Services Corp in the amount of \$1,020.46.

Ask Mark to perform inspection and let Lisa know.

- Annual Meeting

Hot topics – docks and governing document changes

Andy Thompson –auditor will be at meeting

Robbie Buice, Sel Hemmingway & Bill Murray's terms expire. Messrs. Buice and Murray will not be running again.

60 day notice will be sent April 10

Meeting June 10 at 10:00 followed by a luncheon. Check Front Street Deli, Moes BBQ and Randy Potts on luncheon prices.

- **Management Contract**

Currently operating on a month to month contract. Ms. Hergenrother provided the board with a one year contract that reflects lower price that we budgeted.

- **Next Meeting Date**

Wednesday, May 3 at 8:30 – conference call  
Annual meeting prep and attorney updates only

**Adjournment**

With no other business to come before the Board, Chairman Pelham declared the meeting adjourned at 11:15.

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