

SOUTH ISLAND PLANTATION ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS
Wednesday, January 10, 2018

Pursuant to call, a Regular Meeting of the South Island Plantation Association, Inc. was held on Wednesday, January 10, 2018 commencing at 12:00 pm at Waccamaw Management, Pawleys Island, SC.

Board Members in attendance: Randy Jarvis-Botz

Via Conference: Jeffrey Pelham
Sel Hemingway
Kevin Dopf

Waccamaw Management: Nikki Baker, Community Association Manager
Nick Paolozzi, Community Specialist
Lisa Hergenrother, Pawleys Island Division Manager
Mike Ferguson, Regional Manager

Call to Order

Chairman Jeffrey Pelham called the meeting to order at 12:06 pm and established a quorum.

Approval of Minutes

Upon a motion by Jeffrey Pelham, seconded by Randy Jarvis-Botz and approved with no objections it was:

MOVED: The December 12, 2017 Board Meeting Minutes were approved.

Financial Report

Mike Ferguson led a discussion regarding the current cash levels and encouraged the Board to work together to develop a plan for the timing and funding of future projects. Mike discussed options for funding including increasing HOA dues, special assessments and receivables. Moving forward Jeff, Nikki and Elizabeth Saraniti will review accounts to be foreclosed on and get that process started.

Mike Ferguson stated that before dues are raised that a detailed list including the costs and prioritization of work to be done at South Island Plantation needs to be put together. Dues cannot be raised until the budget shows a need for it. List to include whether funds will come from operation budget or reserve funds as well as timing of projects in an attempt to have them work within the current budget.

If HOA dues need to be raised a discussion will be had with the membership at the Annual Meeting where the membership will vote either for or against the increase.

Managers' Report

- HVAC System Repairs Status

Nikki noted that Chilly-Pepper Heating and Cooling, Inc. had finished installing both HVAC units and everything is back up and running. This was a reserve expense totaling approximately \$13,000.

- Declarant Contact – Transfer of Declarant's Rights/SIP Logo/Dock Permit Transfer
 - HOA now owns lot #62. Waccamaw Management and Board to find out if this lot is buildable.
 - DHEC application for dock permit transfer. Nikki to review with Elizabeth Saraniti for possible downside to transfer. Review work to be done on the dock and compare to DHEC requirements.
- Cannon Electric – Will provide options and costs for covering exposed lighting wires on the dock. Waiting for updated estimate. Jeffrey Pelham made a motion to approve up to \$900 for electrical work to be done on dock.

Tabled this vote until Randy gets four lights for testing and the installation of these lights can be included in the estimate.

Unfinished Business

- Dock Safety – Previous Meeting:
 - Safety Lights – Four new fixtures previously approved. Discussed above.
 - Fire Extinguisher
Letter to be sent to fire chief needs to be updated. Ask for permission to not have fire extinguishers until there is 10% occupancy at South Island Plantation.
 - Stand Pipe
Randy to measure main dock to confirm it only measures 80 feet, if dock is less than 100 feet then stand pipe only needs to go to the end of the fixed dock. This information is to be confirmed with DHEC and the process needs to begin shortly.
- Dock Maintenance Issues
Randy reported that the work to be done will total around \$40,500, however, a minimum of three bids which also include a warranty are to be obtained by Randy and reviewed by the Board. Break up work to be done into two sections. Possibility of reducing the size of the main dock and selling the end as well as two finger docks. Tabled until Randy receives additional quotes.
- Drainage System Scope of Work and Proposal
Teddy Dowling does not believe sinkholes are from drainage issues. Randy waiting to get report on what sinkholes are from as well as an estimate to get them fixed.
- Dock Gate
Randy is waiting to receive the design/scope of work as well as a price. Randy to obtain similar bids after scope of work is received.

- Clubhouse Front Door
Randy to provide quotes; tabled until future date.
- Website
Randy found a local company who can complete the website for \$3,500 plus \$1,500 for photographs of the property. This does not include website hosting costs. Randy to get an official estimate in writing.
- Maintenance Shed Rental Request
David Gantt would like to store trucks, trailers and potentially a boat in this area. Randy would like to visit the site in order to determine the worth. There was some concern about being able to see the equipment from the road, later determined there is a decent size tree buffer. Once Randy visits property he will determine the cost and a month-to-month contract will be developed which will also release any liability from South Island Plantation.

Tabled until further notice.

- Maintenance Issues
 - Dock – Discussed above
 - Signs – Nikki needs specifics so that signs can be repaired
 - Pressure Washing – Phase 1 is complete. Phase 2 to include fencing and front entrance. Board decided to hold off on remaining work until after the pollen season. To be part of work/cost prioritization.
 - Entrance Mats – Upon a motion by Jeffrey Pelham, seconded by Randy Jarvis-Botz and approved with no objections, it was:

MOVED: Approved to spend up to \$450 total on entrance mats.

- Pool Chairs (Stacking) – Have been stacked indoors.
- Tables/Older Lounge Chairs (Painting) – Cost to be between \$1,700 and \$1,800. To be added to the list for prioritization.

Tabled for now.

- Back Entrance Gate – Board would like the gate to be neatly changed or made inoperable. Nikki will get suggestions from vendor.
- Clubhouse Rental Fees – Randy to create a new fee schedule for review by the Board; tabled to await Randy's suggestions.
- Newsletter – Randy to draft.

New Business

- Reserve Study – Nikki to get quotes.
- NW Corner – Empty Sign Post – This is the old country club post. If it is on South Island Plantation property it can either be removed or a sign can be created for the post. To be added to the list for prioritization.

Brief discussion regarding the lights at the pool and clubhouse being left on during the day. Will look into this.

- Dock Water Line – Water line is needed at the dock in order to pressure wash. The cost will be around \$1,400 to \$1,700. This will be added to the list for prioritization.
- Maintenance Issues
 - Fence Board Clips – Jeff would like to find a cheaper way to fix rather than spending \$40 per board. Randy would like to get a price to get them all fixed at once rather than fixing them as they fall out. Will be added to the list for prioritization.
 - Vent Covers – Upon a motion by Jeffrey Pelham, seconded by Kevin Dopf and approved with no objections, it was:

MOVED: Approved to spend up to \$150 to replace the vent covers.

- Fire Hydrant Painting – Nikki will contact the City of Georgetown to have this taken care of.
- Palmetto Tree Trimming around Pool – Nikki will get a price for trimming high visibility trees to be reviewed and approved by the board.

The next Board Meeting will be held on Wednesday, April 4th, 2018 at 12:00 pm.

Discussion was had regarding the water loss at the guard shack. FSA was out doing mitigation on January 10th and Acentria Insurance will be sending an estimator out to see what insurance will cover. Waccamaw Management will look into the deductible for a water loss. In the future the water for this building will be turned off since it is not in use.

Adjournment

With no other business to come before the Board, Chairman Jeffrey Pelham declared the meeting adjourned, seconded by Kevin Dopf and approved with no objections 12 1:50 pm.

_____Jeffrey Pelham _____