

SIP Board Meeting

03 DEC 19

South Island Plantation

Meeting Minutes

11:00- President, Kevin Dopf called meeting to order.

Board Quorum-Members present were Kevin Dopf, John Thomas, Teddy Dowling and Mindy McVay.

Old Business

Approval of last month's Board Minutes- Board reviewed minutes and all approved these to be posted on the website.

Earthcare contract- Board discussed and were in agreement that the piles of debris on the lots were long overdue to be removed by Earthcare. Board agreed to give Earthcare a one week deadline to remove or burn the debris. If the Deadline is not met the Board would withhold a portion of the monthly landscape payment in order to hire an outside vendor for the removal.

Detailed Treasurer Report- Teddy and First Service Residential went over the newest financial report and also discussed the 2020 budget. The financial report will be posted on the homeowner Cinc Web login. Teddy and First Service residential will work on finalizing the budget so the accounting department can import for 2020 financials.

Detailed Delinquent Accounts Status- Leidy Gray informed the Board of the delinquent accounts. Board reviewed and voted to send the long overdue accounts to collections.

Status of Walkway- Board voted on Superior Contractors for the tree removal and the walkway repair. 50% deposit is due prior to start of work which will be sent to Vendor. The vendor will order materials as soon as it is received.

Detailed report on landscaping and maintenance of SIP- First Service Residential's Landscape Director conducted a second inspection after the 14-day notice of right to cure to Earthcare in November. Many landscape items were found to have not been corrected according to the landscape contract. Per the contract if the items stated in the notice are not corrected in the 14 days the contract can be terminated. The Board reviewed the information and voted to terminate Earthcare and send a 30-day termination notice. Termination is effective December 31st, 2019. Teddy Dowling will work on a landscape scope of work to present to the Board for review and approval. Once the landscape scope of work is approved Landscape bids will be obtained in order to secure a new landscape company for SIP.

Status off irrigation system & costs – Board reviewed the 3 quotes presented to Board for the well system and would like more quotes to be obtained.

Entrance pot hole repair- Report from Anderson plumbing came back positive. There is nothing wrong with the pipes underground. A contractor will be needed take material back out to fill in area.

Clubhouse Security- Board reviewed estimate from Carolina Time, a vendor who currently does the gate security at the clubhouse. They would like a revised proposal for clubhouse locks where each homeowner will receive their own code. The Board approved the purchase of 5 cameras for the inside of the clubhouse to be installed.

Detailed report on the Clubhouse and Pool area- Kitchen has not been cleaned properly. Once Earthcare is terminated the Board will look for a cleaning service for the clubhouse. Pool vendors will also need to submit bids for the pool.

Furniture Repair- Board has approved the interior furniture to be repaired.

Status of the negotiations with the contractor who crashed into gate house (7000+)- Paige Bellamy is waiting to hear back from the contractor's attorney.

Internet Issues- Spectrum is scheduled to install new internet and phone at the clubhouse and guard house.

Status of lawsuit with Rivertown Management- SIP has not heard anything new regarding the lawsuit. Paige Bellamy advised to wait and see if Rivertown does continue to pursue.

Status of Pest Control Company Quotes & Recommendation-Stark Exterminators was hired by the Board to service SIP for pest control.

Board Composition New Member- Board member Jeff Cox submitted candidate form for the open board position. Board voted to decide at the next board meeting.

Adjournment 1:10PM