

SIP Board Meeting

17 JAN 2020

South Island Plantation

Meeting Minutes

1. **11:00-** Meeting was called to order.
2. **Board Quorum-** Members present were Kevin Dopf, Teddy Dowling, and John Thomas. Mindy McVay was able to attend by conference call but due to signal connection was lost.
3. **Old Business**
 - a. **Approval of last month's Board MINs-** Board reviewed meeting minutes and voted to approve December's meeting minutes.
 - b. **Earthcare contract termination update-** There are no new updates regarding the termination since December.
 - a. **Golf cart-** Earthcare is to be asked regarding the return of the golf cart which is SIP property.
 - b. **CONNEX Container-** Board agreed that the Connex container should be moved. Teddy may be interested in the container and will ask Randy Jarvis the cost to sell this.
 - c. **Detailed Treasurer Report to include-** Board reviewed the December financials. As of December 31st the operating balance is \$119,061.17 and the reserve balance is \$86,747.24 .
 - a. **Detailed Delinquent Accounts Status-** Board reviewed delinquent accounts and voted to proceed in next step of collections.
 - d. **Status of Docks Report-** Teddy presented proposal to Board regarding the docks and Board approved to pay the \$800 retainer to Earthworks Group to obtain the permits needed.
 - e. **Real Estate Briefing-** Toni Olin informed the Board that there are currently 51 listings however there is currently nothing under contract.
 - f. **report on landscaping and maintenance of SIP-** New landscape bids are to be obtained for South Island Plantation. The Board will review bids at the next meeting or before then in order to select a vendor to take over the landscape maintenance responsibilities.
 - a. **Status off irrigation system-** 3 quotes were obtained by FSR. The Board would like to obtain more quotes as two of the vendors have reported to be owed money by SIP for previous work that Randy Jarvis ordered. Due to this reason the Board feels that this issue should be solved first prior to reviewing irrigation system proposals from both these vendors.
 - b. **Entrance pot hole repair estimates-** Vendors to come the following week for inspection and quotes for pot hole repairs.
 - c. **Status on tree removal and boardwalk-** Superior Contractors is very near to completion and is to be back this week to complete any remaining work.
 - d. **Clubhouse Security-** Cameras have been installed and Leidy Gray and Teddy Dowling will be connecting the indoor cameras to the NEST security system after the meeting.

The Board would also like the pool room to be locked as there is no key for this room. Leidy Gray will contact a locksmith for the pool room. The locksmith will also have a solution for the outside bathroom doors. The Board feels as the codes should change as many non-residents may have these codes to enter the clubhouse. The Board would also like to deactivate certain gate codes that many non-residents may have and assign new individual codes for current vendors,

- g. **Report on the Clubhouse and Pool area-** Pool area needs to be maintained in order to prepare for the pool season. Leidy Gray will be obtaining proposals for a pool maintenance contract. The interior of the clubhouse will not be part of the proposed work for the landscaper however Teddy Dowling will get information on a contact he knows that may be interested to clean the interior of clubhouse on a regular basis.
 - a. **Furniture Repair-** Board approved the furniture repair quote and Leidy Gray will contact the vendor to have her set up as a vendor.
- h. **Internet Issues-** Internet issues have been resolved in the clubhouse and guard house. Spectrum is the new company servicing SIP.
- i. **Status of lawsuit with Rivertown Management Update-** A settlement agreement has been reached. Kevin Dopf will need to sign the settlement agreement once attorney Paige Bellamy sends to the Board. The settlement amount SIP will pay Rivertown is \$7500.00.
- j. **Status of Pest Control Company Quotes & Recommendation-** The Board previously approved Stark Exterminators and they will service the clubhouse and guard house regularly.
- k. **Board Composition New Member-** In addition to Jeff Cox's candidate submission December 1st, Toni Olin has expressed her interest on serving on the Board this month. Both candidate forms and letters of recommendations were reviewed and the Board voted to have both candidates serve on the Board.
- l. **Wedding-** Clubhouse will be reserved October 23rd and 24th for a wedding event.

12:15Adjournment