

SIP Board Meeting

18 DEC 2020

South Island Plantation (virtual)

Meeting Notes

1. 10:00- President/Call to Order
2. Board Quorum- Kevin, Toni, Teddy, Jeff and John.
3. Old Business
 - a. Approval of last month's (NOV) Meeting MINs. **First Service Residential**
 - a. Resend the November Minutes and then have them posted.
 - b. Randy Jarvis/ Earthcare lawsuits **Kevin**
 - a. Briefed the board on the current status of pending lawsuits
 - c. Detailed Treasurer Report to include NOV **Teddy/ First Service Residential**
 - a. Last report for 2020
 - b. The board will look into making a reserve deposit in 2021
 - a. Detailed Delinquent Accounts Status. **First Service Residential**
 - a. The board is working on getting these down
 - d. Detailed Status of Docks Report. **Teddy Chair Dock Committee**
 - a. The sonar report from the initial scope of the dock went well, it looked they way it needed
 - a. Dock Company Quotes **FSR**
 - a. Seven Seas Marine
 - b. RL Morrison
 - c. Thompson Industrial
 - d. Dragon Fly Works
 - i. Phases—starting with the base dock

- e. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/ The Litchfield Company**
 - a. 38 active listings
 - b. 13 under contract
 - c. 20 sold since January 2020
- f. Detailed report on landscaping and maintenance of SIP from **FSR**
 - a. Status off irrigation system & costs.
 - a. Ask Moore Brothers to irrigate all the way from the from to the clubhouse. Guarantee of work, how long? Is it going to be 2 years or what is the warranty.
 - b. Sinkhole issues on Commanders Island RD status? Quotes? **FSR**
 - a. Southern Roots—where is the quote for this?
 - c. Pine Straw status? **FSR**
 - a. Pine straw has been completed
 - d. Status of FSR landscaping report items? Please brief Board on each item in report. **FSR**
 - a. Samantha will follow up with the board every 3 weeks on what has been done and what needs to still be done
- g. Proposal from David Gant. Discussion and vote. **Kevin**
 - a. Mr. Gant still wants to by some of the land that is currently owned by SIP. The money that is taken from here could be put into adding to the doc system.
 - b. Kevin made a motion to sell the land to Mr. Gant; Toni made a Second—discussion: Jeff asked if we spoke to an appraisal of the portion of the land.
 - i. Teddy would like to review the lease with Mr. Gant
 - 1. What is the fiduciary duty?
 - ii. Vote to proceed with looking into the sale of the land to Mr. Gant
 - 1. **Yes- III**
 - 2. **No- II**
 - 3. Jeff asked the minutes to reflect he has been against selling the property to Mr. David Gantt since his

appointment to the BOD. He would like to mention his offer of \$50,000 to purchase said property stands.

- h. Detailed report from SIP builders or potential builders. **Teddy/Toni**
 - a. Lot 76 and Lot 175 had formal review
- i. Detailed report on the Clubhouse and Pool area/ Wedding. **FSR**
 - a. FED EX status? **FSR**
 - a. Need to follow up with Charleston branch but was able to get them out to the express side from Georgetown/Myrtle Beach.
 - b. Leak in ceiling of clubhouse status multiple locations? **FSR**
 - a. Samantha is going out on Monday to look around the property and see what needs to still be done here.
 - c. The wedding that was to take place was cancelled by the bride and groom
- j. Lot signs. Discussion and vote. **Toni**
 - a. She found signs for \$65, it includes posts and markers for sale. Toni will write it up and put it on the website for the markers that are approved.
 - b. Vote to see if everyone is okay with the new sign of \$65 to bring to the community. Kevin made the Motion and Toni made the 2nd. All in favor. Toni will send over.
- k. ARB Committee Report **Toni**
- l. Marketing Committee Report. Discussion and vote on Private Communities
Marketing **Toni**
 - a. HOA Funds cannot be used for marketing/advertising
 - b. Kevin made a motion that in lieu of Litchfield Company paying to rent the clubhouse they would pay the fee to the marketing company for this and it will be reviewed after a year. Kevin Motion- John 2nd—All in favor.
- m. Appointment of 2021 ARB Members Discussion and vote. **Kevin**
 - a. Toni Olin
 - b. Teddy Dowling
 - c. Mindy McVay

- d. Frank DeAngles
 - e. Ed Tallon
 - Jeff Cox asked for the meeting minutes to reflect that incumbent to the ARB committee, Dana Cox, was the only ARB member to submit her candidate form along with a number of other applicants within the community.
 - n. Time/Warner Cable **FSR**
 - a. Spectrum which is under Time Warner
 - o. SIP Spillway **Jeff**

Dragon Pond Works will be contacted.
 - p. Quick Group Investigation
 - a. Tabled until next meeting
4. New Business
- a. None
5. Adjournment at 11:36am Motion from Kevin, second by Teddy—All in favor.