

SIP Board Meeting Notes

25 JAN 21

South Island Plantation (virtual)

Agenda

1. 10:00- President/Call to Order
 - a. Kevin called to order at 10:04am
2. Board Quorum
 - a. Toni Olin, Kevin Dopf, Jeff Cox and John Thomas were all present at the start of the meeting.
 - b. Teddy Dowling joined the meeting at 10:08am.
 - c. Samantha Faulstick with FirstService Residential was also present.
3. Old Business
 - a. Randy Jarvis/ Earthcare lawsuits **Kevin**
 - a. Randy Jarvis is no longer a member at SIP, the paperwork has been received and he is no longer allowed on the property.
 - b. Detailed Treasurer Report to include DEC **Teddy/ First Service Residential**
 - a. Samantha is waiting for the financials From Account and will be in touch when she has them.
 - b. Detailed Delinquent Accounts Status. **First Service Residential**
 - c. Detailed Status of Docks Report. **Teddy Chair Dock Committee**
 - a. The study for historical artifacts has been done and was sent to South Carolina and the Army Corp Engineers to hopefully clear us to be able to put in the docks. Wants to have the same company look at the base ramp off of the board walk.
 - d. Dock Company Quotes FSR
 - a. Looking at dock quotes, Samantha went over what RL Morrison stated when asking for them to bid the dock system. We should look at having an engineer do soil boring samples and look at how many pilings there should be to prevent the system from being taken out by another storm.

- e. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/
The Litchfield Company**
 - a. 37 Active lots
 - b. 30 sold in 2020
 - c. 7 under contract
 - d. Upward trend on people buying within the community. The current cheapest lot is \$16,000.
- f. Detailed report on landscaping and maintenance of SIP from **FSR**
 - a. Status off irrigation system & costs. Guarantee of work... two years from Moore Bros **FSR**
 - b. The Moore Brother's would only be able to provide guarantee work if it was a new system put in. Samantha will check back with Moore Brother's to see if they will guarantee any items with the pump system. The board knows that things will break but can they guarantee any portion of the project?
- g. Sinkhole issues on Commanders Island RD status? Quotes? **FSR**
 - a. Need a 3rd quote; John will look to see if he can get another contractor to look at this. Samantha will follow up with other contractors who did not respond, the issue is getting worse and needs to be looked at soon.
- h. Status of FSR landscaping report items? Please brief Board on each item in report. **FSR**
 - a. Holding off on additional pine straw
 - b. Kyle's 1st quarter report was sent to Moore Bro's and I will follow up with the board once I have more information from Moore Brother's
- i. Sale of Shed and Land to David Gant. **Kevin**
 - a. Kevin has this with Paige, they are currently looking for the original plat/surveyors plot to see how the land is characterized. If the land was characterized as common area there will need to be a membership vote on if the sale can happen.
 - b. Looking to get the original surveyors plot. Toni is going to be in touch with Paige to see about making an abstract appointment and do you need anything else while I am there to see what we need for this sale?
 - c. Jeff thinks if there are other people who are interested other than Mr. Gantz the association maybe opening itself up for a law suit. When the time comes the association will follow up with Paige to see what this looks like.

- d. Teddy asked if there was a survey done of the property to make sure it will appraise and what part of the property will still be owned by SIP?
- j. Detailed report on the Clubhouse and Pool area. **FSR**
 - a. FED EX and UPS status? **FSR**
 - i. Samantha still has not been able to get in touch with the Charleston branch, she will keep trying.
 - b. Leak in ceiling of clubhouse status multiple locations, status? **FSR**
 - i. Samantha will be in touch with an interior contractor since the exterior items were taken care of and there do not seem to be any new leaks.
- k. Lot signs update. **Toni**
 - a. Toni will be sending over sign information to Kevin to post to the website. She will get the individual price as well as how many are needed for the bulk pricing.
- l. ARB Committee Report **Toni**
 - a. Met with Great Southern Homes last Friday, they want to build in the community and the ARB asked for them to come back with a more farm house look. He is working on this layout and will submit it for approval.
 - b. ARB is meeting tomorrow to go over Teddy's lot submission.
 - c. Lot #74 and #175 have already been approved to build and their money was already paid to SIP.
- m. Marketing Committee Report. Private Communities Marketing **Toni**
 - a. Working with private communities—Toni will send over the items once they are finalized
- n. Gate System at SIP Discussion. **FSR**
 - a. Working on updating the system and what all it will look like. Samantha has an inquiry for modernization out to the current vendor and another vendor in the area.
- o. SIP Spillway/Ponds Moore BROS **FSR**
 - a. Samantha will be working with the Moore Brother's and potentially a pond vendor depending on what is found.
- p. Insurance Discussion **FRS**

- a. Samantha will follow up with Shannon on the insurance items and what is needed. What are the insurances carried, what do they all do for the complex and what are the deductibles? She will work on getting the meeting nailed down to review these items in detail.
4. Adjournment—11:20am Kevin motion and John 2nd, all in favor and motion adjourned.