

SIP Board Meeting Minutes

1 March 21**South Island Plantation (virtual)**

- 1) Meeting called to order at 10:02 by President Kevin Dopf.
- 2) Board Quorum- all board members present except John Thomas with Teddy joining at 10:05am.
- 3) Old Business
 - a) Legal matters. **Kevin**
 - i) The legal matters are being held up in court and will resume as they are able with the restrictions of the pandemic.
 - b) Detailed Treasurer Report to include JAN. **Teddy/ First Service Residential**
 - i) Money was transferred to the reserve account from left over of 2020 at the request of the board.
 - ii) There was a question around closings and whether all the money is being collected as it should be. Samantha will look into this and get back to the board.
 - c) Detailed Delinquent Accounts Status. **First Service Residential**
 - d) Detailed Status of Docks Report. **Teddy Chair Dock Committee**
 - i) Waiting on SC for the permit, once the permit is had then we can go over pricing for adding the dock.
 - e) Dock Company Quotes **FSR**
 - f) Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/The Litchfield Company**
 - i) 37 actives, listing 2 tomorrow, 1 active and a few more in the pipeline for the next month.
 - g) Detailed report on landscaping and maintenance of SIP **FSR**
 - i) Board approved the mulching of the area around the gatehouse and asked the Moore Brothers to get in touch with the pool guy to see about the fountain overflowing.
 - h) Status of irrigation system & costs. Guarantee of work. **Kevin**

- i) Kevin as in touch with Matt Moore about the irrigation system and he is going to put together a proposal and Teddy asked if we can have specs of the items to look into what is being proposed to be put in.
- i) Sinkhole issues on Commanders Island RD status. **Kevin**
 - i) Kurt on Thursday, there were elbows out of place and a few cracks in the pipes. They will have to go in and fix these items and he will bring a proposal to the table.
 - ii) He will match up digitally with the map and get that over to us.
- j) Status of FSR landscaping report items? Please brief Board on each item in report. **FSR**
 - i) Follow up email of what was done is attached at the bottom of these minutes.
- k) Broken Signs in SIP. **FSR**
 - i) See who has ownership of where these are.
- l) Sale of Shed and Land to David Gant. Land off Golf Drive. **Kevin**
 - i) When it was looked at it was deeded as common property by Wynham Bay Holding Company and therefore it needs to go to the membership to sell. It will not be sold because it is common property.
 - ii) Paige is still looking into the way the items were deeded off Golf Drive.
 - iii) Working on extending the contract for the next 3 years as the contract is due up in April. They are looking at a 3% increase for the new contract.
- m) Detailed report on the Clubhouse and Pool area. **FSR**
 - i) Pool maybe opening May 1? We will see what DHEC says and pool/clubhouse items are and have a discussion from there.
- n) UPS status? **FSR**
 - i) Working on this haven't been able to get in touch with a person to see where to send the scanner for the trucks.
- o) Leak in ceiling of clubhouse status multiple locations, status? **FSR**
 - i) Samantha following up with Dave for his quote
- p) Lot signs update. **Toni**

- i) Toni will be getting this information over to Kevin
 - q) ARB Committee Report **Toni**
 - i) Great Southern Homes—there were some concerns but Toni answered those and will be waiting to hear back from them if they are okay with her answers.
 - ii) Just lot 8 and 14 have been totally approved for building
 - iii) Lot 74 will be submitting another plan
 - iv) They will be working on changes to make things clearer and
 - v) Look at waiving fees while building, looking at it as an incentive to get houses built.
 - r) Marketing Committee Report **Toni**
 - i) Private Communities Marketing
 - (1) 12 inquiries since the community joined this website
 - ii) Facebook
 - (1) One authorized Facebook page that will be monitored by a member.
 - s) Gate System at SIP Discussion. **FSR**
 - i) Waiting on the quotes from Great Gate Security and Carolina Time to get things updates
 - ii) Run contractors through the back gate.
 - iii) Code reader for there as well or a key?
 - iv) Putting up a construction entrance sign.
 - t) Board Positions up for election in June. **Kevin**
 - i) Everyone is up for re-election except for Teddy.
 - ii) Let us know by next meeting if you want to run again so we can send out call for candidates in May with the meeting in June.
- 4) New Business/Adjournment

a) FirstService Contract

- i) Samantha followed up on FirstService Residential contract and Paige will be in touch with any questions

Adjournment at 11:25pm.