

SIP Board Meeting

09 DEC 21 @ 9 AM SIP Virtually

Meeting Minutes

1. 9:10- President/Call to Order
2. Board Quorum—Toni and Kevin present via TEAMS and John Thomas on via phone.
3. Old Business
 - a. Detailed Treasurer Report to include April. **Teddy/ First Service Residential**
 - a. Detailed Delinquent Accounts Status. **First Service Residential**
 - b. FRS Contract Status. **FRS**
 - a. This is still with FRS Legal to see if the changes from Paige can be accepted.
 - b. Detailed Status of Docks Report. **Teddy/ Chair Dock Committee/ FSR**
 - a. The application for financing dock project is being worked on by FSR.
 - c. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/ The Litchfield Company**
 - a. Selling lot 36, SIP owned in January.
 - b. Lot 8 is sold, Lot 14 is priced at \$419,000 and 2 lots will be up to build but we need their house plans.
 - d. Detailed report on landscaping and maintenance of SIP. **FSR**
 - a. Moore Bros will provide an update by the end of December so we can start the year fresh in 2022.
 - a. Irrigation system & costs. New contractor? **FSR**
 - a. Bid for this from the contractor soon.
 - b. Cap well and put the pipes down—follow up with Kyle
 - b. Sinkhole issues. **Kevin/Sanders**

- a. Kevin made a motion to accept the Sanders Brothers bid at \$33,000, all on the call voted YES with accepting the bid to get the sink holes repaired per the bid from Sanders Bros.
- b. Larry the soil engineer on the Dock committee will look at the spill way issue with Kurt from Sanders and see what they need to do. There will be a report in January.
- c. Pond maintenance report. **FSR**
 - a. This is done, and on a separate heading of the website.
- d. Tree removal. **FSR**
 - a. Teddy's vendor has sent over their payment information but not an invoice for the work.
- e. Boardwalk repair. **Teddy**
 - a. Kevin made a motion to have Blue Crab do the section of the boardwalk that still needs to be done. Second from John Thomas all voted yes.
- f. Detailed follow up on last landscaping report. **FSR**
 - a. Follow up with Matt on the response.
- g. Landscaping contract. **FSR**
- e. Detailed report on the Clubhouse and Pool area. **FSR**
 - a. Pool status. **FSR**
 - i. Sand filter should hopefully be in soon.
- f. Lot signs update. **FSR/Toni**
 - a. Standard verbiage to be added to the web. Toni will send.
- g. ARB Committee Report. **Toni**
 - a. Revisions will be sent out on early next week.
- h. Marketing Committee Report. Private Communities Marketing. **Toni**
- i. Gate System at SIP Status? **FSR**
 - a. Left side mother board is not working. We need that repaired.
 - b. Kevin asked to hold all further payments until we get the gates figured out. Will look to see what conversion to Great Security will cost.

j. Status of Dowling Homes. **Teddy**

k. By-law and covenant revision. **Kevin**

a. Paige does not think this needs to be redone.

l. New Business **Kevin**

a. Termite Bond—Kevin made a motion to get the termite bond on the clubhouse and the guard shack, see what it would cost to add. Would gazebos be added? All voted yes to looking into this further.

b. Camper Moved? Samantha will follow up with the owner but it should be moved by today.

m. Adjournment @ 9:40am