

# SOUTH ISLAND PLANTATION ASSOCIATION, INC.

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REGULAR MEETING OF THE BOARD OF DIRECTORS  
Friday, February 22, 2018

Pursuant to call, a Regular Meeting of the South Island Plantation Association, Inc. was held on Wednesday, February 22, 2018 commencing at 2:00 pm at Waccamaw Management, Pawleys Island, SC.

Via Conference: Jeffrey Pelham  
Sel Hemingway  
Kevin Dopf  
Randy Jarvis-Botz  
Mike Gintoli

Waccamaw Management: Nikki Baker, Community Association Manager  
Nick Paolozzi, Community Specialist

## **Call to Order**

Chairman Jeffrey Pelham called the meeting to order at 2:03 pm and established a quorum.

## **Approval of Minutes**

Upon a motion made by Jeff Pelham, seconded by Kevin Dopf and approved with no objections, it was:

MOVED: To approve the January 10<sup>th</sup> and January 16<sup>th</sup> 2018 Board Meeting Minutes.

## **Financial Reports**

Nikki Baker reviewed over the financial reports and suggested the Board review over Accounts Receivable and determine whether or not to move forward on delinquencies with a high balance. Nikki reviewed over the reserve funds which has a balance of \$151,879.89. South Island Plantation is currently operating over budget at an amount of \$26,630.86 year-to-date, this is mostly due to bad debt and catch up billing.

Review of Delinquency Summary –

Elizabeth Saraniti suggests that the first lots to foreclose on should be lots 183 and 184 (Mar-Kei properties and Eric Poston). These lots have a total delinquent balance of close to \$30,000 and are owned by the same person so foreclosure can take place under one action. South Island Plantation lien is not first in line so association will lose the balance and foreclosure fees but when the bank takes over they will start paying the dues. Every month that goes by is a missed opportunity to collect \$90 on each lot.

Upon a motion made by Jeff Pelham, seconded by Kevin Dopf and approved with no objections, it was:

MOVED: To start the foreclosure process on lots 183 and 184.

Board discussed lot 145 owned by RJTS Properties, there is no mortgage on this lot but 2017 taxes have not been paid. There is a balance of about \$1,500. Upon a motion made by Jeff Pelham, seconded by Kevin Dopf and approved with no objections, it was:

MOVED: To start the foreclosure process on lot 145.

Brief discussion regarding lots 130 and 136, each lot has a balance of over \$14,000. Upon a motion made by Jeff Pelham, seconded by Randy Jarvis-Botz and approved with no objections, it was:

MOVED: To start the foreclosure process on lots 130 and 136.

### **Manager Report**

Internet Service –

The clubhouse has had internet access since 2014, this service was bundled with the phone service. Frontier has upgraded the modem and software, however, there is still limited range for the Wi-Fi. There is no password set up. Next time Randy is on property he will test the connection distance. If needed there can be a booster added to increase the range, an outlet and an enclosure would be needed by the pool.

Reserve Study –

Nikki has submitted paperwork to two companies (Reserve Advisors and Association Reserves) and is awaiting bids from these companies.

Fire Hydrant Painting –

The City of Georgetown will not be completing the painting, this is something they take care of on a sporadic basis not upon request. They informed Waccamaw Management that they are not sure when the painting would be completed.

TABLED

Tall Palm Trimming –

Jeff does not have a lift the reach the areas that need trimming. Henry's Lawn Maintenance quoted the job at \$65 a tree for a total of \$325 (5 trees).

TABLED – To save money for other projects.

Entrance Fountain –

Fountain water line is tied into guardhouse water line. An isolation valve will need to be added so that the fountain can be turned on without turning on the water to the guard house.

### **Unfinished Business**

Vent Covers –

These were previously approved to be purchased by Randy. Update from Randy – vent covers were not ordered because the contractor who quoted painting the furniture was to install the

new covers but the painting was tabled. In-house maintenance can install the covers. Upon a motion made by Jeff Pelham, seconded by Kevin Dopf and approved with no objections, it was:

MOVED: To spend up to \$250 for new vent cover purchase and installation.

In-house maintenance will also fix the doors in the clubhouse.

Floor Mats –

These were previously approved (up to \$450) to be purchased. Randy will forward the order to Nikki for purchase. In-house maintenance has sanded and repainted the old mat.

Safety Lights –

These were previously approved to be purchased by Randy (paid out of pocket then reimbursed) and would be installed for testing when electric boxes on the dock were being covered. Update from Randy – not sure of the voltage, Jeff confirmed 120v. Randy would like to forward the Board two different type lights for review.

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Electric Wiring Covers –

This was previously tabled until test lights were ordered. Cannon Electric has stopped answering and returning phone calls. Nikki presented two quotes from Dunaway Electric and Greg Beverly for \$1,155 and \$1,560 respectively. Upon a motion made by Jeff Pelham, seconded by Kevin Dopf and approved with no objections, it was:

MOVED: To hire Dunaway Electric to cover the lights at a cost of up to \$1,200.

Randy had a concern that they would have to pay to cover the electrical boxes and then at some point in the future pay to install the lights. Jeff said the lights will go up at some point in the future when there is less of a risk of vandalism, the boxes need to be covered to get the dock up to code.

Fire Extinguishers –

There are currently 9 empty boxes, the fire chief has approved for there to only be 3 extinguishers for at least the next year. Nikki presented the quote of \$487.40 for 3 new extinguishers, the cabinets to install them, inspection tags and service calls. Randy suggested looking into more heavy duty boxes. Upon a motion made by Jeff Pelham, seconded by Randy Jarvis-Bots and approved with no objections, it was:

MOVED: Pay up to \$750 to have fire extinguishers replaced (taking into account potentially higher rates for more heavy duty cabinets.

Rivertown Management –

A letter has been sent to Kim Pavao notifying her of the termination of the business relationship. Kim was asked to return her keys and send a check for the deposits of events that were previously booked. The letter gave Kim until February 28, 2018 to meet these requests. She was also notified that her gate codes were disabled. If Kim does not send the requested items by the deadline Elizabeth Saraniti will send her a legal notice giving her another 10 days to do so. Options after the initial letter can be discussed via email between meetings.

The people who have already booked events have only paid a \$1,000 deposit, actual event pricing is different for each event. Discussion regarding who will handle events, Jeff believes we need to find a new event coordinator as soon as possible.

A discussion was had regarding whether or not to call the customers who have secured events with a deposit and a contract. Randy would like to hold off on contacting these customers until he can come up with a plan to ensure them that their events will run smoothly moving forward. Randy made a motion to hold off on contacting the customers who have contracts, this was seconded by Kevin Dopf. Further discussion was had. Mike and Jeff believe that these customers need to be contacted as soon as possible to ensure that they terminate contact with Kim and do not send her any more money or make any other plans regarding SIP through Kim.

Upon a motion made Mike Gintoli, seconded by Jeff Pelham and approved with a vote of 4-1 in favor of the motion, it was:

MOVED: Contact customers who have signed a contract and made a deposit to hold and event at South Island Plantation.

Nikki will inform the customers that Waccamaw Management along with the Board will do everything possible to ensure that events will run smoothly. Nikki will also inform the customers that we are actively seeking a new event coordinator and they will be notified of any changes in contacts.

Storage Rental –

The lease will be completed by February 23, 2018. Nikki will notify David Gantt once it has been drafted. Discussion regarding terms, rent and keys/locks, this has already been approved.

Newsletter –

Randy Jarvis-Botz made a motion to approve the newsletter he wrote, this was seconded by Kevin Dopf and a discussion was had. Kevin believes the letter needs to be modified before it can be sent out, he will send his recommendations to Randy who will review them by Monday, February 26<sup>th</sup>. A vote will be held via email regarding the newsletter on Monday, February 26<sup>th</sup>.

Floating Docks –

Nikki sent the scope of work to the Board on February 14, 2018. Brief discussion was had regarding the scope of work, the length of the dock, the number of finger docks and what material the dock should be. Randy would like to revisit the scope of work and size of the dock. Upon a motion made by Jeff Pelham, seconded by Randy Jarvis-Bots and approved with no objections, it was:

MOVED: To approve the scope of work and send it out to obtain two more bids for the dock repairs.

Sink Hole Repair –

The invoice from Teddy Dowling totals \$800, Nikki mentioned that previous repairs averaged around \$3,500. Discussion regarding quality of work and potential for the person who repaired this hole to do the rest. Nikki noted that the repair does look good.

Upon a motion made by Jeff Pelham, seconded by Randy Jarvis-Bots and approved with no objections, it was:

MOVED: Reimburse Teddy Dowling for fixing the sink hole.

Pressure Washing –

Phase 1 was completed back in January. Randy made a motion to complete the remaining phases which was seconded by Kevin. Discussion was had regarding the pressure washing budget which has already been exceeded by phase 1. Board discussed why this cannot be a reserve expense, it must be paid for out of the operating expense.

Pressure washing discussion led to a discussion regarding the fence boards that constantly fall out. Upon a motion made by Kevin Dopf, seconded by Sel Hemmingway and approved with a vote of 4-1 in favor of the motion:

MOVED: Waccamaw Management to obtain bids to permanently repair the fence.

Nikki will get three quotes and inform contractors that these will require non-standard fit clips.

### **New Business**

Lot 7-offer for sale –

A new offer of \$10,200 (current negotiation \$15,000->\$9,300->\$13,900->10,200) was received. Discussion on whether to continue negotiating or hold off on sale of property to not drive down the price. Every month that goes by the association is losing \$90 in HOA fees. Upon a motion made by Jeff Pelham, seconded by Mike Gintoli and approved with no objections, it was:

MOVED: Counter offer at \$12,500.

Clubhouse Rental –

Teddy Dowling would like to rent an office in the clubhouse and have exclusive use of it for \$200 a month. Elizabeth Saraniti recommended not renting out the office. The clubhouse is for everyone and renting out an office to a builder or real estate agent could cause potential conflicts with other builders or real estate agents who would want the same treatment. Randy made a motion to approve the office rental for Teddy Dowling, this was seconded by Kevin. Further discussion was had, Jeff and Mike are concerned that other real estate agents or builders would believe that Teddy Dowling is getting an unfair advantage. There is not enough room in the club house to provide space for everyone who is trying to sell a home in SIP. Mike believe Mr. Dowling should have a key and can use the clubhouse for meetings with clients as long as he is not kicking out others. He is a homeowner at SIP and should be allowed this.

Randy updated his motion to include a 30-day cancellation clause should an issue arise, this was seconded by Kevin. The motion was declined by a vote of 3-2.

Nikki will notify Mr. Dowling that he cannot rent space in the clubhouse, however, as a homeowner he can use the clubhouse to hold meetings with clients but access will not be exclusive.

Upon a motion made by Jeff Pelham, seconded by Mike Gintoli and approved with no objections, it was:

MOVED: To give Teddy Dowling a key to the clubhouse, this will also give access to the office which he can use, however, usage will not be exclusive to him.

HOA Fees –

Randy has been researching the fees of other Associations and would like everyone's opinions on raising the HOA fees for SIP. Jeff is against this idea, he would actually like to lower the fees, and other board members feel the fees are okay where they are. Discussion regarding why raising the fees is a bad idea, homeowners who are real estate agents agree that this would kill the buying and selling of lots at SIP.

Kevin believes the Board should work on getting a prioritized list together of projects that need to be completed in order to determine whether or not fees need to be raised and all Board members unanimously agreed. This has been discussed in the past as well; if a list with actual costs of all projects is completed, the Board can properly determine whether or not the budget and fees need to be increased. Randy would like to create a new budget but does not have a prioritized list with certain quotes for each item. Randy did not wish to make a motion to raise the dues and left the meeting, no further discussion was had.

### **Adjournment**

With no other business to come before the Board Jeff Pelham made a motion to adjourn the meeting at 3:45, this was seconded by Kevin Dopf and approved with no objections.

\_\_\_\_\_Jeffrey Pelham\_\_\_\_\_