

SOUTH ISLAND PLANTATION ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS
Tuesday, March 20, 2018

Pursuant to call, a Regular Meeting of the South Island Plantation Association, Inc. was held on Tuesday, March 20, 2018 commencing at 12:00 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 12:02 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 February 22nd 2018 Board Meeting Minutes.

Financial Reports

Nikki Baker reviewed over the financial reports and noted that some items are over budget based on yearly figures but they should level out throughout the year.

Manager Report

Plumber found valve at water heater for clubhouse – able to turn on water and leave fountain running.

Electrical wire exposures have been covered at the dock. Old extinguishers and cabinets that cannot be reused have been removed. New fire extinguishers will be installed today.

Sticking foyer doors have been fixed.

Maxx Fitness will be checking on fitness equipment.

Discussion with Elizabeth Saraniti

Lot 7 - Mr. Krotz was listed in foreclosure – adequate to move forward with sale. Discussion regarding clear title transfer and other first level liens.

Discussion regarding transfer of lots and the dock permit from the developer. Transfer forms have been sent to Rolf's attorney and DHEC.

Unfinished Business

Storage Parcel – Gantt wants to know if the Board has considered his concerns. The shed will be used as an office and he would like to get power out to that building. Due to the upgrades Mr. Gantt plans to make he would like the security deposit waived.

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

MOVED: To waive security deposit.

Lease will be sent to Elizabeth for revisions then sent to Mr. Gantt to sign.

Rivertown Management Discussion - Lisa Rowe of RTM will oversee the wedding that is happening at SIP this weekend. RTM will clean after this event, Waccamaw Management will oversee to ensure client does not get over charged.

Kim's attorney will be sending the contact information for the rest of the events shortly. Discussion regarding who has not yet been contacted and how to move forward regarding the remaining events.

Discussion regarding how to compensate Kim for whatever work she has already done. The Board agreed on \$2,290 but Kim must release Facebook page, photos, deposits and SIP commission no later than March 31st. Ask Elizabeth for feedback regarding these terms and have her deliver the offer to Kim.

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

MOVED: Pay the commission noted above contingent upon Kim meeting the terms noted.

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

MOVED: To send out the letter written by Jeff.

Floating Docks – Nikki to send scope of work to additional contractors for quote. Deadline of March 30th to return quote. Allow the original contractor who developed the scope of work to make any adjustments to their quote that they feel necessary.

Fence Repair – Nikki reached out to A-1, CRM and East Coast Fencing for quotes. Since the fence is custom they all need to visit property to review the fence construction in order to quote repairs. Randy would like Pawleys Island Pressure washing to be considered for the work as well. Randy to send contact information so Nikki can get an updated quote.

New Business

Discussion regarding opening the clubhouse to homeowners. The Board discussed cleaning fees, key policy and maintenance of clubhouse. Nikki will get estimate for cleaning clubhouse on a regular basis and an estimate for a key card system (cleaning of just bathrooms vs cleaning the whole property).

Nikki will reach out to Frontier regarding the Wi-Fi coverage to see what can be done to optimize this.

Discussion regarding umbrellas at pool as well as door mats for the entranceways at clubhouse.

Letter from Teddy Dowling – Nikki will get quotes on fixing potholes. Fence boards will be quoted to fix, pressure washing to be done in sections right before the annual. Discussion regarding preservative after pressure washing, finger docks, boat lift, and lot signs. CCR regarding signs may need to be updated at annual meeting.

RTM signs to be removed, fallen signs and Winyah Bay golf course sign post to be removed by maintenance, update Waccamaw Management sign at gatehouse and pool logs.

Mr. Dowling damaged the gate house roof and will repair immediately.

Discussion regarding downed trees and how to go about having them removed. Letters will be sent to lot owners.

Discussion regarding the insurance deductible for vandalism and storm damage.

Discussion regarding maintenance report and inspection of ponds and drains directly after a storm.

Discussion regarding HOA fees. Randy believes the HOA is underfunded and wants to discuss figures to determine where fees need to be. Jeff disagreed and Randy became irate due to the disagreement. Jeff asked Randy not to curse at him or any other Board Members and gave Randy a censure warning due to the language used.

Adjournment

With no other business to come before the Board Jeff Pelham made a motion to adjourn the meeting at 1:54 pm, this was seconded by Mike and approved with no objections. Next meeting will be held on Wednesday, May 2nd at 12:00 pm.
