

# SOUTH ISLAND PLANTATION ASSOCIATION, INC.

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REGULAR MEETING OF THE BOARD OF DIRECTORS  
Wednesday, May 2, 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 12:01 pm and established a quorum.

## **Approval of Minutes**

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

MOVED: To approve the March 20, 2018 Board Meeting Minutes.

## **Discussion with Elizabeth Saraniti and Angela Harrison**

### **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. The current cash position is significantly better that it was end of year 2017. No recent update regarding delinquent accounts from Elizabeth at this time.

### **Manager Report**

Many owners calling about the tree letter that was sent out. Many owners concerned whether or not it was their tree. Waccamaw Management to visit property and confirm lots with downed trees.

Fence Repair – In house maintenance fixed many boards and suggested using a spray adhesive to help hold boards in place as a temporary fix. Lawn maintenance will continue to fix boards and use this spray as many companies do not want to work on this custom fence.

Storm Damage Deductibles - All other perils deductible is \$10,000, storm damage deductible is 2%. The dock is fully covered. Discussion regarding insurance coverage and deductibles.

## **Unfinished Business**

Lot #7 Sale – Sale completed, no funds yet but paperwork is done.

Storage Lot Rental – Lease is executed. Rental income of \$495/m will start in July.

Floating Docks – Nikki received two quotes from Waterbridge and C-Way Marine; Seven Seas never responded. Discussion regarding quotes and options to sell, repair or storage parts of the old dock. Randy made a motion to use Charleston Dock (original quote & scope of work) to repair the dock, seconded by Kevin. –Discussion – Kevin is concerned with how fast they can complete the job due to availability. Sel inquired why we should pay \$2,000 more to use Charleston Dock if they are both bidding on the same scope. Nikki to get estimated date availability from Charleston Dock and C-Way Marine then Board will vote via email.

-Tabled until more information on availability for each company.

Clubhouse Cleaning – Southern Cinderellas said they have been at clubhouse to clean multiple times. Discussion regarding cleaning schedule, summer vs winter months and full building vs just bathroom.

Upon a motion made by Jeff, seconded by Kevin and approved without any objections, it was:

MOVED: To get quotes from Sothern Cinderellas and other local companies to deep clean clubhouse before the annual meeting and to get other quotes for a scheduled cleaning.

Telephone Lines – Discussion regarding the phone lines at the clubhouse and security gate. Randy would like to eliminate lines that are not needed. Waccamaw Management will check with Frontier regarding the bundle price and savings if lines are eliminated.

Internet – Discussion regarding modem and internet reach and the possibility of upgrading the modem. Double check with Frontier.

### Other Tabled Items

Brief discussion regarding the stand pipe, does not make sense to do until dock is repaired as the work would need to be done twice. Discussion regarding Reserve Study. Cost to complete from two proposals is approximately \$4,000. Randy made a motion to get a Reserve Study done with Reserve Advisors, no second.

Discussion regarding fitness equipment – Randy proposed buying one new treadmill instead of fixing both; treadmill Randy proposed is not the same as the ones that are currently in clubhouse. Find out how much it will cost to replace the current make and model – Tabled for more information.

Dead trees – Will get quote for trees in common area, vote by email once quotes come in.

Gate Access Records – Not typical for any one person to have this information; will not be sent out.

Covenant Change, Signage – Randy made a motion to revise the covenants to allow signage on the property. This motion was seconded by Mike, discussion followed. Jeff pointed out that the Board should proceed with care - any rule change to the Covenants and Restrictions must be unbiased as we recently completed a law suit that included questions about this ordinance. Jeff asked Randy if he had specific wording that he wanted submitted to the members. Randy said he did not.

During the discussion, the Board was informed that Randy Jarvis-Botz removed an owner's personal property (a sign at the guard house) without consulting the Board. This sign had been discussed and approved several times by previous boards. A discussion was held regarding this issue; if a rule is thought to have been broken it should be brought up to the Board. If the Board determines that there is a violation, a violation letter should be sent out. In no case should a Board member remove or destroy personal property belonging to another member. Randy stated that he was right in his actions and would do it again.

Upon a motion made by Jeff Pelham, seconded by Mike Gintoli and approved by a vote of 3-1, it was:

MOVED: To censure Randy Jarvis-Botz for removing the personal property of another owner. Randy Jarvis-Botz should not act on the Board's behalf without consulting the Board.

Clubhouse keys – Discussion on whether to distribute keys to every owner, just the Board Members or no one. Discussion on sign-out policy for owners.

Upon a motion made by Kevin, seconded by Mike and approved without objection, it was:

MOVED: To restrict keys to Board Members, homeowners can sign out a key from Waccamaw Management if they need access to the entire clubhouse.

Discussion regarding real estate advertising.

Annual Meeting Prep – Kerry Botz's application for the Board cannot be considered unless Randy steps down from his current position, as only one representative per lot can hold a seat.

Jeff will send information to Nikki to have lunch catered for the Annual Meeting.

Jeff suggested that we send out another newsletter with the invitation to the annual meeting. Randy stated that he felt it was unnecessary.

Pot Holes – All the areas of pot holes are noted. Nikki to get quotes from Mr. Dowling and other vendors to repair pot holes closest to the Clubhouse prior to the annual meeting.

Next meeting is scheduled for June 2<sup>nd</sup> – Annual Meeting.

### **Adjournment**

With no other business to come before the Board Jeff Pelham made a motion to adjourn the meeting at 2:05 pm, this was seconded by Kevin and approved with no objections.

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