

April 22, 2019- Board Teleconference Meeting Minutes- South Island Plantation

Board Members participating in teleconference call: Teddy Dowling, Kevin Dopf, & Randy Jarvis
Leidy Gray, Community Manager was also on the call to take minutes.

Teddy calls meeting to order at 3:12- Teleconference

Purpose meeting is to vote and discuss on the landscape maintenance.

Landscape Discussion

Board sought multiple bids on landscaping scope of work approved by the Board. All Bidders attended an in person interview with Teddy Dowling, Kyle Kocak (First Service Residential Landscape Director), and Leidy Gray. Kyle Kocak submitted an interview recap to the board outlining his notes for Board review.

The bids for review are:

- High Voltage \$102,300
- Moore \$106,500
- Handy Hands \$116,000
- Earthworks \$135,000
- Jeff's Lawn Care \$180,000 (not covering irrigation and maintenance of buildings)

(Discussion from Teddy Dowling)

In light of these bids:

1. Do I vote on (option 1) what I think is best for SIP owners based on my judgment?
2. Do I vote on (option 2) what I think a lot of owners which to happen or would like me to vote? (based on recent correspondence from owners)
3. Regarding Option 1: why would I vote this way?

Reason why to Vote for Earth Works:

1. Randy has multi interest in SIP as an owner, as an investor in real estate sales, as a person who has worked as a board member to initiate positive actions to revitalize SIP, as a vendor

who has been paid to make improvements to the property and as a marketing contractor in developing a marketing plan.

2. Because of his many interest in SIP the owners will benefit from synergistic work in all his roles.

3. I believe Randy is on a mission to prove that his vision will come to fruition.

4. Because of his many interest it is imperative that the property is maintained to the best possible standards down to the smallest of details

5. Other contractors we interviewed their primary lane is overall landscaping maintenance. We need a contractor who handles the landscaping roll and is equally concerned about the overall maintenance of the buildings, pool area and all of the small important details as outlined in Earthworks scope of work.

6. I have a duty to the owner's property value, and I believe Earthworks will be the best end result for the owner's property value.

Regarding Option 2 vote against Earthworks:

Why would I vote this way?

1. Because I want owners to like me
2. To protect my position on the board if things go wrong

Based on the above points hiring Earthworks is the right choice and is an investment by the owners.

If Earthworks is voted on for contractor what then? Randy Jarvis who is the owner of Earthworks would need to not remain on the board. As an owner or investor in Earthworks & INest he is now in a relationship with SIP / First Service Residential as vendor / client. It is best for his focus to be singularly focused on performing for SIP owners.

Type of supervision of Earthworks if hired? Because of the unique relationship and the vision of SIP as stated in the SIP Design Guidelines it is imperative that the board and management company supervises, inspects and corresponds with Earthworks regularly especially in the next few months to ensure that the investment of the owners not be lost. I will personally be involved in this action and I will document regular inspections and report them to First Service

Residential. If aspects of the scope of work for SIP are not being met I report the details for First Service Residential to be addressed properly.

-Teddy makes a motion to vote on landscape, Kevin seconds the motion

-Teddy votes in favor of hiring Earthworks. Kevin seconds motion.

-Randy abstains from the vote

-Teddy makes a motion to adjourn, Kevin seconds it. Meeting is adjourned at 3:20