

**SIP Board Meeting**  
16 July 2019  
South Island Plantation Clubhouse  
**Meeting Minutes**

**Meeting called to order:** 10am

**Board Members Present:** Kevin Dopf, Teddy Dowling, John Thomas, Mindy McVay, and Randy Jarvis

**Meeting Minutes-**Board to review meeting minutes and approve over email.

**Removal of branches from Mr. Pelham's property-** Branches have been removed per Randy Jarvis

**Response to Mr. Buice request for a relator lockbox-**Board approved MLS for all agents and brokers.

**Board Conflict of Interest Statements** – Board will be reviewing this further

**Treasurer Report to include May** – Teddy Dowling reviewed and Financials will be posted on Cinc Web for homeowner to be able to view.

**Status of Docks Report-** Teddy will be starting process to get information on permits

**Real Estate Briefing from INEST** – Toni states there has been showings. Lot 36 has had an offer put on. Board has agreed to counter offer for 27,000.

**Landscaping and maintenance of SIP-** Teddy has conducted a walkthrough and completed his reports on Earth Care's performance. Both are posted on the South Island Plantation website. Bahia grass has been noticed to grow significantly fast and Teddy has asked Leidy Gray to get input from Kyle Kocak on this.

**Clubhouse and Pool area including washer/dryer-** The washer/dryer has been repaired. As for the pool Leidy summarized what DHEC let her know regarding hot tub requirements and that even though it was used as a kiddie pool, since the permit is for hot tub it must be repaired and used as such. Teddy will be going to DHEC office to receive more information and see if DHEC will allow the area to be used as a kiddie pool.

**Status of the refund check from Charleston Dock Company (6000+) -** \$8,856 has been refunded to South Island Plantation and to be placed in the reserve account.

**Status of the negotiations with the contractor who crashed into gate house-** Board has approved to proceed with Paige Bellamy's recommendation. Leidy is to proceed with informing the attorney.

**Status of the credit with Chilly-Peppers for improper work at the clubhouse-** Leidy spoke with Chilly-Peppers and they have informed her to have South Island Plantation

submit invoice for credit request. Board has directed Leidy to submit invoice for \$1500.00.

**Discussion of vendors who do not have Workmen's Comp Insurance-** Leidy Gray explained to Board the possible liability HOA could face if a vendor without workman's comp were to get injured while on property. Insurance Audits may also be conducted holding the HOA responsible for paying a fee for workman's comp. Board has agreed to only use vendors with workman's comp for any future work. Randy Jarvis is to secure workman's comp and send COI within two weeks.

**Report on the Change to the HOA covenants-** Board will decide when to send bylaws to community to review. A special meeting will have to be conducted and the proposed bylaws will have to be voted in by majority of the membership per the governing documents.

**Report on the Gate Arms that were destroyed-** Carolina Time has completed the repairs. It is unknown who vandalized the Gate Arms. The Security cameras were not working at the time.

**Stolen Irrigation Parts-** Cameras were reviewed and nothing could be found regarding incident. Randy Jarvis is to file a police report as he knows exactly what parts were stolen, will be able to meet with sheriff, and is aware of the timeframe of the incident.

**Meeting Adjourned-** 12:15pm

**Homeowner Questions/ Comments-** Board members stayed for any homeowner questions and comments.