

SIP Board Meeting

24 SEP 19

South Island Plantation Clubhouse

Meeting Minutes

10:00- President Kevin Dopf called meeting to order.

Board Quorum- Members present were Kevin Dopf, John Thomas, and Mindy Mcvay. Randy Jarvis was present by phone.

- Board reviewed August's minutes and have approved them and for them to be posted on the South Island Plantation website.
- Response to Mr. Buice request for a relator lockbox (Showtime) & lock box replacement: A response was already sent to Mr. Buice as well as the reimbursement for the lock box.
- Treasurer Report: The August financials reflected that there is \$83,005.48 in the operating account and \$86,720.67 in the Reserve. Last month the Board wanted to monitor the water bill. August's water bill which also includes electric was \$2,336.76. The Board agreed that this was normal for water and electric combined.
- Delinquent Accounts Status: Board reviewed the delinquent accounts in South Island Plantation and approved to file a lien on all accounts that are 90 days past due, Small Claims Court on all accounts over 1,000. Foreclosure will be filed on accounts approved by the Board.
- Report on landscaping and maintenance of SIP: Earthcare will be removing dead plants through the winter. The most recent landscape inspection report will be uploaded on the SIP website.
- Status off irrigation system & costs: H&G Services inspected to quote and is waiting to confirm what current the system ran on. Advanced Well and Company inspected as well and realized they could not do this type of work. Jamie Powell will also be quoting for the deep well system as well as Shane Cribbs.
- Entrance pothole repair: Board Approved to have Anderson Plumbing conduct a camera inspection for \$1750.00. The inspection report will show what needs to be fixed underground so vendors can properly quote.
- SIP Dowling Website with House Plans & Inest Website: There has been a lot of progress, but it is still not fully completed, and Teddy Dowling will update at the next meeting.
- Design Center: Tedd Dowling showed the Board all the home designs that will be used in the design center.

- Furniture Repair: Mindy and a vendor she knows will be looking at the clubhouse furniture to make a list of everything that is in need of repair or touch up so a quote can be provided to the Board.
- TV's : Earthcare did confirm all the TV's were placed back in their original spots.
- Clubhouse Door Mats: The full-size double door mats were delivered to Randy and placed in the front and back of clubhouse.
- Status of the negotiations with the contractor who crashed into gate house (7000+): Client's attorney Eric is meeting with his client and let us know he would enquire to the settlement and the offer of 5K that was previously on the table.
- Discussion of vendors who do not have Workmen's Comp Insurance: Board is in agreement not to hire any vendor who does not have workman's Comp insurance as well as general liability as it poses a risk to the Association.
- Report on the By-Law change: Not fully reviewed by the Board yet however Teddy Dowling will resend the most updated proposed bylaws for Board review.
- Internet Issues: Currently the clubhouse's internet with frontier is too slow to handle using computers due to the security cameras. Spectrum offers 400Speed internet that will be able to support regular computer use as well as the security cameras and future measures of security.
- Status of lawsuit with Rivertown Management: Paige Bellamy and Leidy Gray were to speak by phone, but Paige had to reschedule. Leidy is following up with the attorney for an update.
- Status of Pest Control Company Quotes & Recommendation: Board reviewed quotes and would like to know if Stark exterminators would allow for a monthly rate and if they would waive the startup fees before proceeding.
- Status of Property off of Golf Drive: The area has a deeded right away to the owners next to the property and Attorney Paige Bellamy does not believe SIP will be able to place Earthcare's container there.
- Street Signs & Poles: Leidy and Teddy sent quotes over to Board for their review. Stripe IT LLC quoted \$3000, Signarama quoted \$5,242.32, and Signs ASAP quoted \$4942.33.
- Board Conduct/Leadership positions: Kevin Dopf made a motion to have John Thomas step to Vice President Role and Randy to become Board Member at Large. Kevin Dopf, John Thomas, and Mindy Mcvay were all in favor. Teddy Dowling abstained from voting. The motion passed.

Meeting Adjourned 12:15