

SIP Board Meeting

02 NOV 2020

South Island Plantation (virtual)

Meeting Notes

President called the meeting to order at 10:02am

Board Quorum was met, all board members were in attendance: Kevin Dopf, Teddy Dowling, Toni Olin, John Thomas and Jeff Cox.

1. Old Business
 - a. Approval of last month's Annual Meeting minutes. **These will be approved via email once Samantha gets them finalized.**
 - b. Randy Jarvis/ Earthcare lawsuits- **Kevin spoke with Paige on this matter. The courts are backed up and still working on cases from 2018.**
 - c. Detailed Treasurer Report to include OCT
 - a. Detailed Delinquent Accounts Status. —**Kevin has a call into Paige about payment plan they were working on with the most delinquent person—everyone else is up to speed.**
 - b. 2021 HOA Assessment – **Motion made by Kevin to keep the assessments at \$150 per lot per month for the 2021 year, second made by John. All in favor—motion carried.**
 - d. Detailed Status of Docks Report.
 - a. Dock Company Quotes— **Samantha will start getting quotes from local vendors to at least start with the base dock system.**
 - e. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni reported there are 40 lots available but no one is ready to build on the lots that are purchased.**
 - f. Detailed report on landscaping and maintenance of SIP from FSR
 - a. Status off irrigation system & costs— **put this off for at least another month. There will need to be irrigation from the gate to at least the clubhouse**
 - b. Security: Pool room door lock, gate? **Every door in the clubhouse was locked—this is no longer an issue. The gate has been repaired as well.**
 - c. Sinkhole issue on Commanders Island RD status?

- d. Tree removal? Lot 176 clean-up (Jarvis) – cleaned up and look for \$650 charge to put back to Mr. Jarvis
- e. Missing Fire Extinguishers-
- f. Pine Straw- **Moore Brothers is just waiting for this to come in.**
- g. Proposal from David Gant. **Mr. Gant would like to buy the land and the shed from South Island Plantation. They discussed selling the shed and the land around it for \$45,000. Teddy made the suggestion to have Mr. Gant put together an agreement to the board, with the first right of refusal going back to South Island Plantation should he ever choose to sell it in the future. This will be tabled until the next meeting while the board looks into their options and comps in the area.**
- h. Detailed report from SIP builders or potential builders. **Teddy is working on site plans for lots 8 and 14 to build houses.**
- i. Detailed report on the Clubhouse and Pool area/Wedding:
 - a. Mailboxes status? **Mail boxes were completed**
 - b. Leak in ceiling of clubhouse (status) **Samantha will follow up with the contractor to have him look at all the current leaks and repair any outstanding items.**
 - c. Wedding—December in the clubhouse; 90 people. The wedding can happen due to it being approved prior to Covid. Reach out to the wedding party to coordinate and sign the waiver that the association is not responsible due to the assembly. Who will give keys and codes to the clubhouse? Who is going to follow up and make sure it is all cleaned up and taken care of.
 - d. Who is doing the wedding? Who is the SIP member who is the responsible SIP member. Have Paige fax over the waiver that needs signed.
- j. Lot signs.
 - a. **New signs will need to be approved by the ARB.**
- k. ARB Committee Report Guideline Status.
 - a. Documented at the County? **They were recorded at the county and they are posted on the website.**
 - b. Kevin made the motion to accept the Builder’s document (they read and understand what needs to be done in order to build a home in the community) he sent around to add builders to the SIP website, like Dowling Homes currently is, second made—all in favor—motion carried.
- l. Marketing Committee Report.

- a. **Can outside revenue that is not tied to assessments be used to market? This question is with Paige, once there is an answer the Board can vote on outstanding marketing items.**
- m. **SIP Spillway—Jeff and Samantha will speak on this matter but Dragon Fly Pond Workers maybe the contact.**

Meeting Adjourned at 11:30am