

**SIP Board Meeting Notes**  
**16 April 21**  
South Island Plantation (virtual)

1. Meeting called to Order by Board President at 10:02am
2. Board Quorum
  - a. All board members present but Teddy Dowling.
3. Old Business
  - a. Legal matters. **Kevin**

**Paige's husband was working on the Discovery for this.**
  - b. Detailed Treasurer Report to include JAN. **Teddy/ First Service Residential**
    - a. Detailed Delinquent Accounts Status. **First Service Residential**

**Accounts are being cleaned up and we will be getting them a new report on these.**
  - c. Detailed Status of Docks Report. **Teddy/ Chair Dock Committee**
    - a. **Still waiting on word from the State before the Army Corp can release the permit.**
  - d. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/ The Litchfield Company**
    - a. **41 listings**
    - b. **5 Under contract**
    - c. **6 sold since January**
  - e. Detailed report on landscaping and maintenance of SIP. **FSR**
    - a. Status of irrigation system & costs. Guarantee of work. **Kevin**
      - a. **Kevin is working with the Moore Brothers**
    - b. Sinkhole issues on Commanders Island RD status. **Kevin**
      - a. **Sanders to start on this next week to fix these areas**
    - c. Status of FSR landscaping report items? New plantings. **FSR**

- a. **Replacements for the plants pulled will be in next week.**
  - b. **Flowers in the front flower bed now that fountain is fixed**
  - c. **Back on regular schedule**
  - d. **They will be sending a picture of a dead tree they think should be removed.**
- f. **Lease of Shed and Land to David Gant. Land off Golf Drive. Kevin**
- a. **Proposed is an 8-year lease with a 5-year extension option**
    - i. **3 voted yes and 1 abstained so the**
- g. **Detailed report on the Clubhouse and Pool area. FSR**
- a. **UPS status? FSR**
    - a. **This is taken care of**
  - b. **Leak in ceiling of clubhouse status multiple locations, status? FSR**
    - a. **The spot in the main room and the back room are repaired; the other spot will be fixed in the next week or so. When he is out there he will look at the NEST codes for me and we will make note of the codes so they don't need to**
- h. **Lot signs update. Kevin**
- a. **Samantha made the recommendation to provide what the sign needs to look like moving forward, dimensions, color, etc. and then provide sign companies. She will work with Toni on this.**
- i. **ARB Committee Report Toni**
- a. **Great Southern Homes asked for some changes that could not happen. They wanted to lower the foundation and change the pitch in the roof which cannot happen.**
  - b. **Jeff questioned why there was a one car garage let in the community back in 2018. This was a different ARB board and it was mistake and should not have been allowed. Jeff wants to know why this is allowed but other variances are not being allowed. Jeff will follow up with his concerns via email.**
  - c. **Jeff asked when the ARB guidelines were put in place, it was back in 2005, the answer is yes, they were.**
- j. **Marketing Committee Report.**
- a. **Private Communities Marketing Toni**

- i. Private communities—about 25 inquiries and then also a flyer to be mailed based on those leads
- b. Facebook Cost. **Kevin**
  - i. **There have been over 600 hits on the Facebook site**
- k. Gate System at SIP Status? **FSR**
  - a. **We need the contract signed, I will get this to Kevin and he will get it back to me.**
- l. Board Positions up for election in June. **Kevin**
  - a. **John will not be running in June**
- m. Pool opening discussion. **FSR/ Kevin**
  - a. **Samantha will follow up with the cleaning of the bathrooms everyday**
  - b. **The clubhouse will be locked and only access to the pool.**
  - c. **Looking for a pool opening date as soon as possible.**
- n. Status of Dowling Homes. **Teddy**

#### **New Business**

- a. **Sanders will look at lot 36 there is a sinkhole on the walking trail and all of Oaklawn**
- b. **Jeff asked if we would be having the Annual meeting in person or virtual**
  - i. **Kevin made the motion to have a virtual meeting—3 to 1 the annual meeting will be virtual for the June 5<sup>th</sup> meeting at 10am.**
- c. **Next board meeting is tentatively set for May 28<sup>th</sup> at 10am**

**Kevin made motion to adjourn at 10:50am, Toni second, all in favor.**