

## SIP Board Meeting

**28 May 21 @10AM**

South Island Plantation (virtual)

### Meeting Minutes

1. 10:00- President/Call to Order
2. Board Quorum
  - a. Everyone present at 10:00am except Teddy Dowling. Teddy Dowling joined the meeting at 10:03am.
3. Old Business
  - a. Legal matters. **Kevin**
    - a. Looking for the first case in July 2021 with Mr. Jarvis.
  - b. Detailed Treasurer Report to include April. **Teddy/ First Service Residential**
    - a. They went over the discrepancy in the reserve and there will be a meeting with FirstService Residential Accounting team. They meeting is scheduled for 10:30am on June 11<sup>th</sup>.
    - b. Detailed Delinquent Accounts Status. **First Service Residential**
      - i. Rotor Blade LLC is asking for doing away of interest/late fees. The board is willing to cut them in half but not take all of them away. Kevin asked for a vote to cut it in half and keeping the admin fees. There were 4 votes to move this way and 1 abstention.
  - c. Detailed Status of Docks Report. **Teddy/ Chair Dock Committee**
    - a. DHEC approved but there has not been a permit sent yet.
  - d. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/ The Litchfield Company**
    - a. 19 Active
    - b. 3 under contract
    - c. 1 closing today
  - e. Detailed report on landscaping and maintenance of SIP. **FSR**

- a. Status of irrigation system & costs. Guarantee of work. **Kevin**
  - a. This is going to go back to Kyle at FirstService to look into other options than what have been proposed
- b. Sinkhole issues on Commanders Island RD status and other area of concern. **Kevin**
  - a. Construction crews are just about finished and will start looking at other items such as lot 36.
- c. Fire Marshal **FSR**
  - a. Samantha will notify the fire marshal that Commanders Island Rd is complete and give an update on the gate
- d. Status of FSR landscaping report items? New plantings? **FSR**
- e. Trees discussion and vote **Kevin**
  - a. We will have Kyle check the locations if they are common property or on lot. Once we figure that out there will be a vote for approval.
- f. Boardwalk **FSR**
  - a. Samantha will send Kurt the pictures to show where the repaired boards need to be.
- f. Detailed report on the Clubhouse and Pool area. **FSR**
  - a. Leak in ceiling of clubhouse status multiple locations, status? **FSR**
  - b. Pool is still leaking water and Danny is getting a leak detector out there to
- g. Lot signs update. **FSR/Toni**
- h. ARB Committee Report **Toni**
  - a. Lot 13 just approved
  - b. Teddy submitted ARB for lot #76
- i. Marketing Committee Report.
  - a. Private Communities Marketing **Toni**
    - i. Flyer was sent and they have had a few people reach out because of it
  - b. Facebook Cost. **Kevin**
    - i. Nothing has been submitted to reimburse for these items.

j. Gate System at SIP Status? **FSR**

- a. Samantha will follow up with Carolina Times for a timeline on this.

k. General membership meeting 5 June 21 @ 10AM discussion. **Kevin**

- a. Go through the agenda, Samantha will go over results from the meeting, then we will adjourn and have Q&A session for members who are in attendance.

l. Status of Dowling Homes. **Teddy**

- a. Walls are up on the 2 current lots he is waiting for the trusses.

m. By-law and covenant revision **Kevin**

- a. They are looking to revise new bylaws and we will need to add the amendments when doing this as well.

n. New Business/Adjournment

Motion to adjourn the meeting at 10:41am motion by Kevin with a second by John Thomas.

After the meeting Jeff asked who wrote the letter and who approved it. Kevin let him know the board wrote it and the board approved it. He asked why he was not included in the vote and it was a majority vote.