

SIP Board Meeting
02 SEP @09:00AM virtually
Meeting Minutes

1. 11:00- President/Call to Order
2. Board Quorum
3. Old Business
 - a. Legal matters. **Kevin**
 - b. Detailed Treasurer Report to include April. **Teddy/ First Service Residential**
 - a. Detailed Delinquent Accounts Status. **First Service Residential**
 - b. Reserve fund Accounting **FSR**
 - a. This is already over to accounting to remove for the August financials.
 - c. Detailed Status of Docks Report. **Teddy/ Chair Dock Committee**
 - a. Exploring financing options
 - d. Detailed Real Estate Briefing from Toni and any other realtor who wants to brief us. **Toni/ The Litchfield Company**
 - a. 36 lots on the market
 - b. 4 lots pending for September
 - c. Lot 86 is interested in building custom home
 - e. Detailed report on landscaping and maintenance of SIP. **FSR**
 - a. Irrigation system & costs. New contractor? **FSR**
 - a. Kyle is working on this but cannot get anyone up there until the end of October
 - b. Sinkhole issues. **Kevin**
 - a. Kurt is pricing out the areas for repair and Kevin will email it out to the board.
 - b. Commanders Island Road is still getting wet on the sidewalks. There maybe a cracked pipe in the woods near the gate house causing this, and it will be looked at by Kurt next time he is out.

- c. Pond maintenance contract. **FSR**
 - a. Contract started on Sept. 1, 2021. Once they know their week rotation they will let me know
- d. Tree removal status. **FSR**
 - a. Samantha is just following up on a few things and we will move forward.
- e. Boardwalk repair status. **FSR**
 - a. There were 200 2X2X6 boards replaced
 - b. Teddy will be looking at another section they are suggesting to replace and will report back to the board.
- f. Detailed report on the Clubhouse and Pool area. **FSR**
 - c. Pool status. **FSR**
 - i. All is good here, just waiting for the cell to come in to fix the filters
 - d. Power Washing Clubhouse. **FSR**
 - i. Working on the final bids
- g. Lot signs update. **FSR/Toni**
 - a. Toni and Samantha are working on a solution for this and will have an update for next meeting.
- h. ARB Committee Report. **Toni**
 - a. Waiting to finalize the colors for lot 86
- i. Marketing Committee Report. Private Communities Marketing. **Toni**
- j. Gate System at SIP Status? **FSR**
 - a. Samantha will be meeting with Spectrum and Carolina time to figure out what is going on. On the back gate.
- k. Status of Dowling Homes. **Teddy**
 - a. Starting on Lot 86 in November
 - b. Has another one under contract
- l. By-law and covenant revision. **Kevin**

- m. New Business/Adjournment. **Kevin**
- n. Report on new owners on-boarding **FSR**
 - a. Samantha reviewed the Welcome Letter that is mailed to new owners.