

South Island Plantation Association, Inc.

Regular Meeting of the Board of Directors

October 11, 2023

Minutes

Pursuant to call, the Board of Directors for South Island Plantation Association, Inc., held their regular scheduled board meeting on October 11, 2023, commencing at 10:00 AM. The following members of the board were present VIA teleconference.

Kevin Dopf, President
Bob Rice, Vice President
Jeff Gleason, Director

Lisa Newman and Teddy Dowling were not in attendance.

Also present were Tressa _____, and Toni Olin, the ARB Chair.

Amy Baker, managing agent, with RealManage was in attendance and acted as the recording secretary.

ESTABLISHMENT OF QUORUM

Mr. Dopf, Board President, served as the Chairmen of the meeting, and after announcing that a quorum was present, called the meeting to order at 10:20 AM.

MINUTES

Minutes from the prior meeting were not presented for approval.

FINANCIALS

The operating account total at the end of August 2023 was \$16,760 with \$98,841 in the reserve account.

UNFINISHED BUSINESS

Docks - there is no change at this time with the docks. The HOA will pursue the docks once the HOA is financially able. Discussion ensued regarding surveying the Owners to see who would be interested in purchasing a dock slip. Bob Rice will take the lead on the survey and report his findings at the next board meeting.

Lot 150 has poured their sidewalk and curbing

Lot 73 has removed the tree remnants that were disturbing the drainage.

The boardwalk to the pier has been repaired. Moving forward, the HOA will need to set aside reserve monies for continued replacement and/or repair.

The photo sensor has been replaced in the gazebo and the light is now working.

Beverly Homes has agreed to send a plumber to look at the broken water main on Milton Circle.

Lot 29 needs to remove a dead oak on their lot. Amy will reach out to the owner.

There is another dead tree between lots 44-50. Bob will reach out to to Matt and inquire about the irrigation repairs.

Bob and Mark have painted the pergola in the pool area.

Amy will email Owners to make them aware they can have their telephone number listed in the gate directory so they are able to let guest through the gate without giving out their codes.

Aquatic Poola will be refurbishing the pool this fall and Bob will be meeting with Moore Brothers to discuss filling in the spa.

Toni has created a new account for the security cameras at the clubhouse. Toni and Bob will be working on this after today's meeting.

RealManage now has all of the mailbox keys in their possession. They will distribute the keys as Owners request them.

The overflow storage area is still being worked on, this area is almost completed.

NEW BUSINESS

ARB request from Grebbara(SP) as been denied based on the style of homes presented are not conducive with the ARB are requirements. Mr. _____ requested an appeal hearing with the Board. These are lots 15 and 132 on Daisy Bank. Discussion ensued regarding this request and the Board agreed to deny the request and Bob will speak with the builder.

The ARB requested an addendum be made to the ARC guidelines requiring there to be 1800 to 1900 heated square feet in all homes. The ARB will work on this addendum and will send to RealManage to file with the courts and send out to all owners.

The board will need to have a conversation and decide the codes for the exterior entrance to the bathrooms at the clubhouse as well as, what areas of the clubhouse need to be locked.

Discusion ensued regarding the mowing of all lots, whether they are empty lots or houses are built on the lots. Currently the landscaper mows all lots and charges extra for the lots that have houses built on them.

A motion was made to set aside \$4000 in the budget for the increase cost of mowing. An addendum was made to that motion to increase dues to \$180 for empty lots and \$250 for lots that have been given a certificate of occupancy.

With two of the Board Members in agreement the motion passed.

EXECUTIVE SESSION

Executive session was entered into at 12:25 PM and concluded at 12:43 PM. Collections will continue according to the collection policy for South Island Plantation.

NEXT MEETING

To be determined

ADJOURNMENT

Meeting adjourned at 12:49 PM.