



ISLANDS OF BEAUFORT HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, March 10, 2026

2:00 PM

CALL TO ORDER AT 2:02 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Caryn Kleckowski, Kathy Whitehead, Shep Tate, Robert Bundy, Marilyn Mueller, Nancy Brandt, Joanne Beyer, Kathy Gardner, Chuck, Shawna Bishop, Pat Kucharchik, Duane Monahan, Mary Fabbrini, Richard Bayer, Kat Klingler, Helen Davis.

COMMUNITY COMMENTS

- No comments noted

PREVIOUS MINUTES COMMENTS –JANUARY 2026 (PRE-APPROVED AND POSTED) The approved January 2026 minutes were sent to Kathy Bundy and posted on the IOB website on January 30, 2026.

(The items below are hyperlinked to the report in this document. The title of each report is hyperlinked back to this page.)

[**FINANCE REPORT**](#)

[**MANAGEMENT REPORT**](#)

COMMITTEE REPORTS

[Marketing](#)

[Architecture Review Board](#)

[Clubhouse](#)

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[Grounds and Landscaping](#)

[Open Space](#)

2026 MAJOR BUDGETED PROJECTS

- Road Repairs/Sealing (Alex Kent/ Eric Powell): The city will survey all roads, including IOB, around mid-year, resulting in cost savings.
- Pool Replastering and Deck Refinishing (Nancy Brandt): The pool has been replastered to Sky Blue which is a DES requirement and the patio refinished with a more muted white to help reduce glare. DES is scheduled to inspect the pool within the next two weeks. Alex provided a reminder that the pool deck cannot be used when the pool cover is off per regulatory requirements, when the pool is closed for the season. Alex to talk to

our pool vendor regarding the possibility of opening sooner but currently the pool is scheduled to open April 1st.

- Clubhouse Furniture (Nancy Brandt/ Eric Powell): IOB has contracted with designer Katy Crawford and will be meeting the week of March 23rd to review design needs. Katy's organic, fresh designs can be seen on Instagram @katierichard_designco. Focus will be on the replacement of furniture purchased 20 years ago.
- Front Entry Fencing Repairs (Eric Powell): Eric is working on obtaining numbers and will have them soon.
- Cotton Island Wear Board Replacement and Sealing (Alex Kent): Following the bridge inspections Alex will identify boards needing replacement and get estimates on the combined work.
- Security System Upgrade (Alex Kent): Alex to look at next quarter.
- DLG Dock Treatment (Alex Kent): To look into next quarter.
- Cotton Island Dock Handrail Partial Replacement (Alex Kent): Work scope will be coupled with bridge work. There is also a water leak and we will need to contact BJWSA for analysis.

OLD BUSINESS

- Brightspeed High Speed Internet Project (Alex Kent): Contract was signed and the design has been drafted for review by the IOB HOA board. As previously indicated, the 'A' crew previously engaged in Habersham and Battery Shores will be utilized for work in IOB. A schedule will be provided to IOB and communicated out. If an irrigation line is broken, Brightspeed will address it, but owners need to turn on their systems for testing. Completion is expected 60–90 days from project start. Following installation Brightspeed will host some events at the Clubhouse for residents to obtain information and sign up.
- "Road Rash" Repairs and Resealing and Painting (Shep Tate): Ready for resealing and painting. Shep has obtained quotes for grinding, resealing and painting. Kathy Whitehead indicated Deer Island is also in need of work and request was made to obtain a quote on this to look at doing both at the same time.
- Sparklight Property Damage from Cable Installation (Shep Tate): Shep is continuing to follow up with Sparklight in this regard for remaining cable cleanup.
- Gate Cleaning/Painting (Eric Powell): Rust is mainly visible on the island side for the Deer Island gate. Spot priming is needed, and a proposal will be obtained.
- Clubhouse Sidewalk Grading/Landscape Repairs (Eric Powell): Exposed metal edging previously mentioned at last meeting was removed. Eric is working to obtain quotes for landscape changes and plans to present soon.

NEW BUSINESS

- Various IOB Street Sign Refurbishment/ Replacement – Some signage in IOB is not consistent with color and there are stop signs that are difficult to see at night. Due to expense, Robert Bundy to get a list of signs out to board and will look at which ones are priority.
- Please note residents should request temporary gate codes from Bundy as opposed to opening gates for deliveries, vendors, guests, and personal events.
- Sidewalk overgrowth in need of trimming – Reports of overgrowth have been received, and G&L Committee will identify locations and though the Greenery is responsible for

keeping the sidewalks clear, homeowners will be contacted in advance to provide an opportunity to address themselves should they choose to do so.

- Landscape Lighting – Alex indicated some landscape lighting is out throughout the neighborhood. Before the next board meeting, he will identify those in need of repair, obtain funds and correct the issues.

FUTURE MEETING LOOK-AHEAD

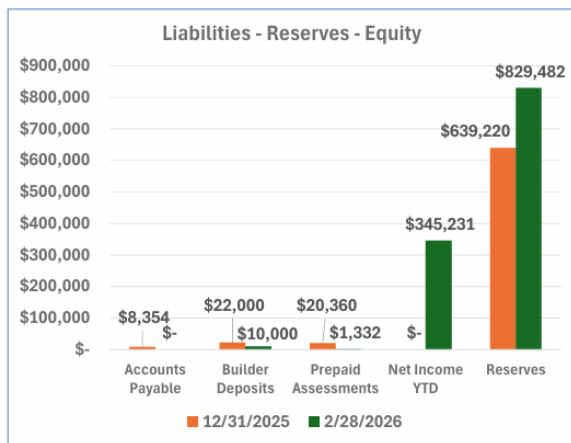
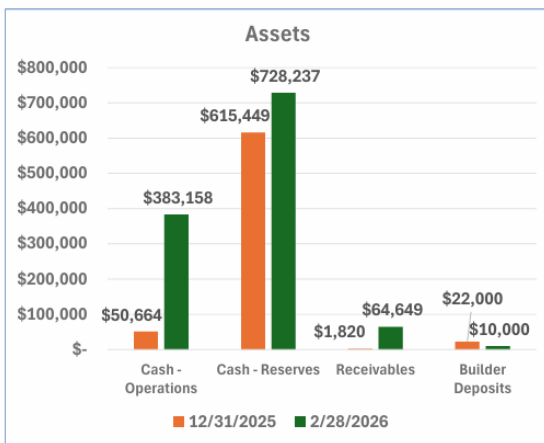
- Reminder – 2026 Board Meeting schedule is posted on the IOB Website Calendar
 - May 12, 2026
 - July 14, 2026
 - August TBD (Owner Budget Meeting)
 - September 8, 2026
 - October 17, 2026 – Annual Meeting (Tentative until confirmed)
 - November 10, 2026

A MOTION WAS MADE TO ADJOURN AT 3:12 PM. THE BOARD WENT INTO EXECUTIVE SESSION.

FINANCE REPORT – KATHY WHITEHEAD

FINANCIAL REPORT – 2/28/26 COMBINED BALANCE SHEET
 COMMON AREA OPERATING EXPENSES – ACTUAL VS BUDGET
 DEER ISLAND OPERATING EXPENSES – ACTUAL VS BUDGET
 NET IMPACT OF CASH INVESTED WITH AMERIS BANK/ICS

Balance Sheet
 Common Area + Deer Island
 As of 2-28-2026



Financial Report

Common Area Operating Expenses

YTD 2-28-2026

Common Area Operations	YTD Actual	YTD Budget	YTD Var
Administrative Expenses	\$ 6,185	\$ 6,826	\$ 642
ARB Services	\$ 3,627	\$ 3,045	\$ (582)
General Property Maintenance & Repairs	\$ 81	\$ 833	\$ 752
Grounds & Landscape & Open Space Expenses	\$ 15,742	\$ 12,939	\$ (2,802)
Insurance & Taxes	\$ 26,884	\$ 26,981	\$ 97
Marketing	\$ -	\$ 400	\$ 400
Clubhouse & Pool Expenses	\$ 1,990	\$ 2,342	\$ 352
Main Gate	\$ 1,332	\$ 1,922	\$ 590
Social/Hospitality Committee	\$ -	\$ -	\$ -
Utilities	\$ 2,862	\$ 4,920	\$ 2,058
Contingency	\$ -	\$ 3,333	\$ 3,333
Total Common Area Operations Expenses	\$ 58,702	\$ 63,541	\$ 4,840

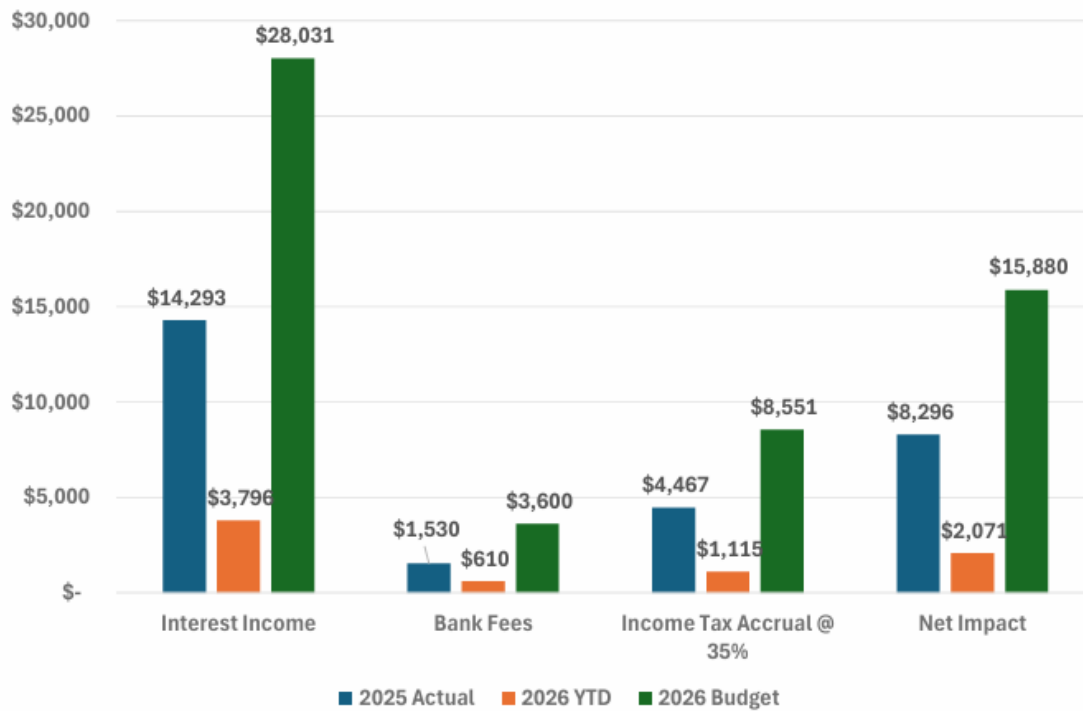
Financial Report

Deer Island Operating Expenses

YTD 2-28-2026

Deer Island Operations	YTD Actual	YTD Budget	YTD Var
Property Taxes	\$ -	\$ -	\$ -
Gate Equipment Lease	\$ 1,122	\$ 1,122	\$ -
Internet [Hargray] for: DI Gate	\$ 266	\$ 268	\$ 2
Causeway Electrical (for gate operation)	\$ 110	\$ 110	\$ (0)
Gate maintenance, repairs, parts	\$ -	\$ 167	\$ 167
Grounds and Landscape Contract	\$ 1,002	\$ 1,032	\$ 30
Landscape Maintenance - Materials and Labor	\$ -	\$ -	\$ -
Replace dead plants/street islands clean up, misc	\$ -	\$ -	\$ -
Irrigation repair, audit	\$ -	\$ -	\$ -
Backflow Preventer Test	\$ -	\$ -	\$ -
Irrigation Water	\$ 82	\$ 333	\$ 252
Bank Fees	\$ 200	\$ 200	\$ -
Federal and State Income Taxes on Interest	\$ -	\$ -	\$ -
Misc Expense	\$ 100	\$ -	\$ (100)
Bridge inspection (required by insur in fall 2026)	\$ -	\$ -	\$ -
Bridge Insurance	\$ -	\$ -	\$ -
Total Deer Island Operations Expenses	\$ 2,882	\$ 3,232	\$ 350

Net Impact of Cash Invested with Ameris Bank/ICS



MANAGEMENT REPORT – ROBERT BUNDY

Management was in I.O.B. in January on the 5th, 13th and 21st. In February on the 2nd, 10th, 12th and the 25th.

Management heard from John with Dominion, they are still working on large projects, so they have not come up with a proposal/cost to change out all the streetlights to the Washington style with an LED fixture.

It was reported to Dominion that there are 104 houses built in I.O.B. so the number of streetlights the Association is paying for should be reduced by 1. Management noticed that there has not been a reduction in the bill yet. John said that he would investigate it and make the adjustment.

Paul Tallmage has been working on the list of lots that the owners did not clean as required by the association. Paul told me yesterday morning that he believes he is finished; however, he will confirm that.

Management was requested to obtain opinions on and prices on a damaged tree on a private lot. Three arborists looked at the tree and two decided that the tree should be removed. The opinions

and prices were sent to the owner of the lot, with a note saying if they did not choose one of the vendors the association would. The owners did not reply so the lowest vendor was chosen to remove the tree. The tree was removed last week.

Management was made aware that some of the street signs needed repair. Robert took pictures of the signs that need repair.

Several bank boxes of old I.O.B. files were moved into the attic of the Clubhouse.

Management ordered a metal grate to go over the inground drainage box at the old playground. It was scheduled to arrive on March 2nd, then we received notice that it would be delivered on March 24.

The company renovating the pools and pool deck reported that the repairs have been completed.

Fitness Emporium serviced and inspected the fitness center equipment and determined that the switch that controls the speed of the treadmill needed to be replaced. The authorization to acquire the part and install it was sent on March 3rd.

Management requested quotes to inspect the two bridges. The quote came back at the same price as 2024 \$7,000.00. The last inspection occurred in 2024 and is to be performed every two years.

February 2026 financials were emailed to all board members March 4, 2026.

As of March 10, 2026, there are 11 properties on the Receivables list. 2 owners owe the 2026 assessments. (1 owner has 8 properties). One owner owes for a recent tree removal from their property. One owner owes the 2026 fees plus fines and late fees.

Bills were emailed and mailed to all owners who had a balance on 3/4/26 and the \$250 late fee was applied.

2026 Closings. (2025 Closings =12) (2024 Closings =33) (2023 Closings= 19)

Andrew & Kristine Levick	Lot 3-056-116 Palmetto Place	2/26/26	House from Cross
Philip & Ann Cunningham	Lot 3-111-245 De La Gaye	3/4/26	Lot from Buescher

Pending Closings that attorneys have requested a certification of assessment:

Jarrett Ouellette	Lots 2-015 & 2-016 59 Anchorage	3/13/26	House from Wynn
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All directors can access the Association financials, reports and directory through their owner portal. When you login to your portal, on the left side of your screen you should see: Home, Payments, Requests, Announcements, Violations, documents, Contacts and Reports and Financials. If you need help setting up your portal email jobhoa@bundyinc.com and someone from our office will be able to assist.

Please note that Kathy and Robert will be out of the office March 16-March 29, 2026.

Marketing Committee Report – Marilyn Mueller

IOB has been chosen to be the community featured in ‘Homes for the Holidays’, a yearly event benefitting St. Peter’s Elementary School. IOB participated in one of the past tours. The Marketing Committee believes participation to be an excellent chance to acquaint people with our beautiful property and homes. The Homes for the Holidays committee performs all planning, set up, and removal of decorations. This year’s tour is on the weekend prior to Thanksgiving on:

Friday, November 20th 5:00pm to 7:00pm

Saturday, November 21st 11:00am to 3:00pm

Sunday, November 22nd 11:00am to 3:00pm

Fred and Marilyn Mueller will be the IOB liaisons to the Home for the Holidays committee. Homeowners who have donated their time and homes for the tour are the: Hailstons, Gardners, Averys, Monehan/ Wenzel, Brandts, and Kleckowskis. The committee for the tour has planned a Meet and Greet luncheon for the owners to meet their decorators to be held at the clubhouse March 11th from 12-2pm.

Architecture Review Board Report – Fred Mueller, Shep Tate

Currently there are 104 residences built at IOB. Two residences are under construction – the Pfeiffer residence on Cotton Island, due to complete early April of this year; and the Bolton Residence on the Mainland, with the foundation currently being poured, and due to complete late 2026. There are 68 lots remaining.

The ARB is reviewing plans for a residence on Deer Island, is expecting conceptual plans for an addition to a residence on Deer Island, plans for fence construction for a residence on Cotton Island, and conceptual plans for two residences on De La Gaye.

The ARB administrator has received inquiries from new contractors and has referred them to the moratorium statement from the Board of Directors.

Clubhouse Report – Nancy Brandt, Eric Powell

Rolling game chairs are causing damage to the floor and are moved until they can be replaced. The water cooler is to be repaired next week. Please see Pool Replastering and Clubhouse Furniture for further information.

Social Committee Report– Caryn Kleckowski, Kathy Whitehead

The Social Committee plans for 2026 events are underway and details can be found on the website. A Spring Luau is to be held at the pool patio on Saturday, April 11th and the committee

requested \$500 to cover the expenses and food. Additionally, \$525 was requested for the musician for the Annual Party held in October. Approval was requested for a mailbox decorating contest in association with the 250th July 4th this year. Please note the committee will work on the rules and details surrounding the mailbox decorating including those mentioned during the meeting (adherence to USPS regulations, no balloons, appropriate content/ no political content). All items and expenses were approved.

Grounds and Landscaping Report – Kathy Gardner, Caryn Kleckowski

- The previously approved improvements of additional tupelo black gum trees, iris, and muhly grass along De La Gaye near lots 14 and 15 were completed in February.
- The G&LC will work closely during the year with the Open Space Committee to ensure alignment across community objectives and has worked with them to include additions to the quarterly newsletter.
- The Greenery is starting its Spring focus including the following areas:
 - Oak leaves have started dropping and the Greenery will do as much cleanup during their Monday and Friday schedule as possible over the next few weeks.
 - Some pruning has been performed, and the Greenery will hold off on rest of the pruning to ensure there is no damage from final frost.
 - Edging work will be occurring once new growth of grass begins. There are some previously reported areas of overgrowth they will be ensuring is completed as part of this work.
 - An audit of the irrigation systems will be conducted to check for any damage and leaks to ensure any fixes required are implemented prior to the heavier watering season. The Greenery has asked for communication on schedules for grading and grass at the clubhouse sidewalks to help with alignment on the irrigation audit as well as fertilization usage.
 - Spring pine straw refreshment to occur prior to May board meeting. There is an additional refreshment in the fall for which approval was received to postpone until after leaves drop to prevent loss of pine straw from leaf cleanup.
- G&L Committee is requesting approval for the following plantings:
 - Three 10–16-foot sabal palms and 20 bales pine straw at the entrance to Palmetto Path on De La Gaye to assist with beautification and draw attention to the path. Cost for trees, tree stakes, and pine straw installed is \$2,972.24.
 - Seven 3-gallon Lomandra grasses to be placed at the front entrance for an installed total of \$517.74.
 - Both areas are within the budget and board approved up to \$3,550 to spend.
- Bushhogging/cleanup of lots was completed last week by Paul Tallmadge. Kathy will be reviewing lots for final approval.
- Entrance to Deer Island will be reviewed based on request during the meeting.

Open Space Committee Report – Linda Tunstall

- The Open Space Committee published the first newsletter of the year to help raise awareness and showcase the benefits of our open spaces. The newsletter included a collaboration with the Grounds and Landscape Committee. Cost associated with the newsletter came in under budget.