



ISLANDS OF BEAUFORT HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, May 12, 2026

2:00 PM

CALL TO ORDER AT 2:01PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Caryn Kleckowski, Shep Tate, Robert Bundy, Fred Mueller, Marilyn Mueller, Nancy Brandt, Susan Sullivan, Bruce Sullivan, Richard Bayer, Patty Bayer, Nancy Hansen, Tim DiDonato, Ron Kleckowski, Laurie Babernitsh, Jean Watson, Kathy Gardner, Helen Davis, Patricia Kilcoyne, Joanne Beyer

COMMUNITY COMMENTS

- Bruce Sullivan inquired about status of several items which were discussed as part of the overall agenda.

PREVIOUS MINUTES COMMENTS –MARCH 2026 (PRE-APPROVED AND POSTED) The approved March 2026 minutes were sent to Kathy Bundy and posted on the IOB website on March 9, 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](#)

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2026 MAJOR BUDGETED PROJECTS

- Road Repairs/Sealing (Alex Kent/ Eric Powell): The city will survey all roads, including IOB, around mid-year, resulting in potential cost savings to offset the 18K previously budgeted, which has been deferred pending findings from city.
- Clubhouse Furniture (Nancy Brandt/ Eric Powell): See Clubhouse Committee Updates

- 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): Floorboard pricing is down and there's availability currently with vendor. Assessments will be moving forward.
- 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.

OLD BUSINESS

- Brightspeed High Speed Internet Project (Alex Kent): Project is progressing. Boring currently underway and final boxes to be installed, then fiber to be pulled through. Work is anticipated to be complete by end of May. Repairs to date are temporary – at end of project Brightspeed will do a final repair with sod, etc. 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): Resealing and painting to occur this week at main and Deer gates. Gates will be open Tuesday through Wednesday, and periods of one gate traffic will occur during this time.
- Sparklight Property Damage from Cable Installation (Shep Tate): Shep is continuing to follow up with Sparklight in this regard from prior cable install and has been pursuing since March. There is one final area and if not addressed within the week, Board will engage the Greenery to address.
- 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 this week.
- 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.
- 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 sent a list of signs out to Board and Eric will provide options to the Board for addressing.

NEW BUSINESS

- Committees should start looking at 2027 budgets in anticipation of completion in June.

FUTURE MEETING LOOK-AHEAD

- Reminder – 2026 Board Meeting schedule is posted on the IOB Website Calendar with the following meeting dates remaining:
 - 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

Alex Kent provided an update as Kathy Whitehead is recovering from a procedure. Finances are currently being operated according to and within budget. A financial report will be emailed to community members upon Kathy's return to Board duties.

MANAGEMENT REPORT – ROBERT BUNDY

Management was in I.O.B. in March on the 4th, 12th and 31st, in April on the 8th, 17 and 28th.

Management has not heard from John with Dominion; they have not come up with a proposal/cost to change out all of the street lights to the Washington style with an LED fixture.

Management ordered a metal grate to go over the inground drainage box at the old playground. The grate for the small catch basin in the old playground was received and placed over the catch basin. Management is waiting on a price from the Greenery to clean out the catch basin, the drain line and attach the grate to the catch basin. Management also asked Leon for a proposal, however at this point Leon does not have workers' comp insurance.

Fitness Emporium has not received the toggle assembly for the treadmill that was ordered.

The proposal to reseal the entrance area at the front gate and the Deer island gate was accepted and returned to MAJ.

Management has not authorized Kolcun to complete the final treatment of the Red Oak for Black Twig Borer. The amount is \$180.00.

Management asked the Greenery to complete two required backflow preventer device tests, required by BJW&S. The tests were completed, one device passed and one device failed. The Greenery recommended getting replacement parts for the one that failed. Management was notified that the Greenery has not been able to get the replacement parts. The Greenery was asked to submit a quote to replace the device that failed.

The April 2026 financials were emailed to all board members May 4, 2026.

As of May 12, 2026, there are 16 properties on the Receivables list. Two properties owe the 2026 assessments + lot cleaning. 10 properties owe for lot cleaning. (1 owner has 8 properties). 1 owner owes legal fees. 3 owners owe Kayak fees for 2026 billed in May.

Delinquency Letters were sent to the 3 owners who owed 2026 Assessments on April 17, 2026 advising the account would be turned over to the attorney unless payment was received by May 17, 2026. One lot closed and the past due assessments were collected at closing. The other two past due properties are owned by the same person who owns a total of 8 lots in IOB.

Bills were emailed and mailed to all owners who had a balance on 5/1/26.

Another email with statements was sent to the owner of the two lots that still owe the 2026 assessments reminding him that these accounts will be turned over to the attorney for collection on 5/17/26. He immediately responded via email directing his office to print the statements and submit for payment and he would review.

All owners who previously rented slots on the HOA Kayak Racks were sent emails on May 5th asking if they wanted to renew their rental.

5 racks on the pier are not being renewed so 3 racks are available now and 3 racks will be available on 6/1/26. 1 pier rack was not rented in 2025. There are 4 shore racks available.

Total Racks available:

Pier Racks A1, A2, A3, A5, A6, B7.

Shore Racks C1, C2, C4, C6.

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
Jarrett & Becky Ouellette	Lots 2-015 & 2-016 59 Anchorage	3/13/26	House from Wynn
Andrew & Kristine Levick	Lot 3-057 118 Palmetto Place	4/29/26	Lot from Kozak
Reagan Reynolds	Lot 3-017 423 Battery Chase	5/1/26	Lot from Miller

Pending Closings that attorneys have requested a certification of assessment:

James & Yana Thomas Investments	Lot 3-015-418 Battery Chase	5/29/26	Lot from Farm Quarter
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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 iobhoa@bundyinc.com and someone from our office will be able to assist.

Marketing Committee Report – Marilyn Mueller

- Low Country Living Magazine is featuring Chris and Kathy Gardner’s home on De La Gaye in their July/ August issue. The Marketing Committee proposed that the HOA take out a full-page ad in the issue to promote Islands of Beaufort at an amount of \$5,000, with a deposit of \$500. The amount is unbudgeted and will be discussed by the Board. Discussions occurred related to inquiring with builders and realtors.
- **Home for the Holidays:** IOB has been chosen to be the community featured in ‘Homes for the Holidays’, a yearly event benefitting St. Peter’s Elementary School. This year’s tour is on the weekend prior to Thanksgiving on:

Friday, November 20th 5:00pm to 7:00pm, Candelight Tour & On-site parking (parking to be discussed with Board)

Saturday, November 21st 11:00am to 3:00pm, all parking at the Beaufort County School building on Mink Point with buses into IOB)

Sunday, November 22nd 11:00am to 3:00pm, all parking at the Beaufort County School building on Mink Point with buses into IOB)

Six homes were selected and project team from St. Peters made selections based on this being a walking tour:

Kathy and Chris Gardner – 265 De La Gaye Pt

Alisa and Dennis Avery – 280 De La Gaye Pt

Duane Monehan/ Jon Wenzel – 108 Palmetto Place

Nancy and David Brandt – 337 De La Gaye Pt

Caryn and Ron Kleckowski – 329 De La Gaye Pt

Nancy and Bill Hansen – 402 Battery Chase

Current Status:

Homeowners on tour have been paired with their designers.

St Peters will need signed consent form for photos of the IOB Clubhouse. This begins the process to extend property damage and bodily injury coverage from the Diocese of Charleston to homeowners and the community.

A parking plan for Friday evening has been presented to the Board for discussion and approval.

IOB Marketing Committee to begin publishing status and FAQs to the community via the private Homeowners section of the IOB website as well as occasional emails distributed via Alex Kent.

Architecture Review Board Report – Fred Mueller, Shep Tate

Currently there are 105 residences built at IOB. One residence is under construction – the Bolton residence on the mainland, with foundation completed, framing continuing, and due to complete by March 2027. There are 68 lots remaining.

The ARB 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 one residence on De La Gaye and one residence on Battery Chase.

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

Furniture selections have been made and a spreadsheet detailing selections was sent by Nancy to the Board with prices for approval. All pricing is within budget. Outgoing furniture was discussed and some pieces have been promised to a non-profit. A decision will be made for the remaining pieces, and suggestions were received to offer to the community, donate to a non-profit such as Habitat for Humanity, or both.

Three bids were received for the Clubhouse grading, landscape repairs, and irrigation repairs resulting from the sidewalk replacement ranging from \$10K to \$14K. Kathy Gardner indicated it may be beneficial to consider minor bed redesigning prior to replacement of grass as the beds were originally designed based on trees that no longer exist. Alex Kent requested that Grounds & Landscape provide feedback by end of the week so that the landscape and irrigation repairs can move forward.

Social Committee Report– Susan Sullivan

The Social Committee plans for 2026 events are underway and details can be found on the website.

- A Spring Luau was held at the pool patio on Saturday, April 11th with over 50 in attendance.
- There will be a July 4th celebration at the clubhouse and pool patio starting at 11am with lunch being provided. Traditions such as the reading of the Declaration will still be included. The Social Committee requested \$400, which is within budget, to purchase food, beverages, and event items for the July 4th celebration. Request for funding was approved.
- Looking ahead to Annual Party, a \$1,700 deposit for catering was requested, which is within budget. Request for funds was approved.

Grounds and Landscaping Report – Kathy Gardner, Caryn Kleckowski

- The previously approved improvements were completed, which include Lomandra at the East side of the exit gate and three sabal palms at the entrance to Palmetto Path on De La Gaye. An additional five Lomandra were approved for a total of \$300 which is within

budget. The Lomandra on the East side of the gate will be replaced with the variegated species which was originally requested at the same time.

- G&L requested approval for pine straw and mulch refreshment for Spring. The Greenery has quoted the following which are within budget. The following was approved:
 - Deer Island: 5 cubic yards of mulch at \$371.25 and 150 bales of pine straw at \$1,063.13 for a total of \$1,434.38
 - Main IOB: 55 cubic yards of mulch at \$4,083.75 and 620 bales of pine straw at \$4,394.25 for a total of \$8,478.
- G&L requested \$350, previously budgeted, for Deer Island plantings at entrance just past gate to include qty 4 Platinum Beauty Lomandra, and the request was approved.
- The Greenery is continuing its Spring focus:
 - Cleanup and pruning of winter damage previously completed
 - Edging work will be performed - 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.
 - Spring pine straw and mulch refreshment
 - Dog fennel treatment in IOB common areas
- It's time to start watching for and treating invasive dog fennel in our yards. Further information regarding this invasive plant can be found on the Islands of Beaufort website: [IOB-Plant-and-Wildlife-Information.pdf](#)
- Now that the frost period has ended, clean-up of Winter damage should be completed as soon as possible for the health of plants and beauty of our community. Please keep in mind the following:
 - Clippings and debris should be properly bundled/ placed in containers and put out at the curb for pickup by Capital Waste. For more details on how to prepare yard waste for pickup, please refer to [Reliable Yard Waste Services For Home | Capital Waste](#). Debris should not be placed on nearby vacant lots.
 - For cleanup of vacant lots, debris should be removed or contact Capital Waste for special pickup options.
 - As spring lawn and landscape cleanup is performed, homeowners are asked to pay attention to growth of trees and plantings adjacent to the sidewalks. Please trim and prune as needed to keep sidewalks clear for the safety and accessibility of pedestrians.
- A question was posed by Bruce Sullivan inquiring about status of water leaks. Kathy Gardner indicated that any known prior leaks have been addressed, including one previously identified through the "Eye on Water" app and a leak caused by Brightspeed boring.

Open Space Committee Report – Linda Tunstall

- Picnic table has been installed in Belle Grove Park for the use and enjoyment of the community. Work on a framed and mulched base to be implemented as soon as possible this year which was previously approved.
- Thanks were extended to Ground & Landscaping for planting of Palm Trees at opening to trail.
- The next issue of the Open Space Newsletter is forthcoming.
- A survey is also being sent soon to community members to obtain feedback regarding preferences for open space utilization.