



ISLANDS OF BEAUFORT HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, July 14, 2026

2:00 PM

CALL TO ORDER AT 2:01PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Caryn Kleckowski, Robert Bundy, Kathy Whitehead, Ron Kleckowski, Kathy Gardner, Tim DiDonato, Richard Bayer, Patty Bayer, Robbie Smith, Jean Watson, Susan Sullivan, Bruce Sullivan, Jeff Weber, Linda Tunstall, Kat Klingler, Carmen Dillard, Joanne Beyer, Nancy Brandt, Dave Brandt

COMMUNITY COMMENTS

- Bruce Sullivan asked for an update on the prior reserve study and lawsuit status. Kathy Whitehead explained the prior reserve study summarized what IOB should fund each year and as communicated in prior meetings, reflected the need to increase funding of the reserves. There is currently a large amount reflected in the 2026 reserves spending budget pending the outcome of the road study as road work is very costly. More information can be found below regarding the road study status. The lawsuit is currently pending in the deposition stage due to health issues on behalf of the plaintiff.
- Additional comments were received from various individuals indicating needing an understanding of what we are saving towards, interest in pursuing improvements to security and Clubhouse parking while waiting for the road study.

PREVIOUS MINUTES COMMENTS –MAY 2026 (PRE-APPROVED AND POSTED) The approved May 2026 minutes were sent to Kathy Bundy and posted on the IOB website on May 18, 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](#)

[Social](#)

[Grounds and Landscaping](#)

Open Space

2026 MAJOR BUDGETED PROJECTS

- Road Repairs/Sealing (Alex Kent/ Eric Powell): Pending Beaufort County Assessment which has had delays due to personnel changes.
- Clubhouse Furniture (Nancy Brandt/ Eric Powell): See Clubhouse Committee update.
- Front Entry Fencing Repairs (Eric Powell): Painting should be done in next two weeks.
- Cotton Island Wear Board Replacement and Sealing (Alex Kent): Assessment done on boards. Pricing to replace has dropped and should have plan in place soon to address. Also will review the Cotton Island Dock Handrails at same time.
- Security System Upgrade (Alex Kent): Alex has researched options and received quotes that were approximately double prior costs. Bruce Sullivan asked the Board to reprioritize security concerns because people from outside the neighborhood are entering and using community amenities. A major obstacle is installing a double-gate, fast-acting gate system. Some individuals enter the school property area rather than the gate. Signage should be assessed to determine whether any signs need to be moved. Residents who see trespassers should not approach them and should contact authorities using the non-emergency number. Alex will send a communication to the community and contact the police department to advise them that residents have been instructed to report trespassing. Nancy Brandt suggested adding cameras along the back fence near the pool area. Contractor and service codes need to be updated. Kathy Whitehead proposed vehicle stickers to help identify owners, as it is difficult to determine whether cars and golf carts belong to residents. The Board approved using the kayak stickers already purchased for golf carts. Bundy Property Management will send a communication regarding golf cart registration.
- 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.
- Open Space Project (Linda T): See Open Space Committee update.

OLD BUSINESS

- Brightspeed High Speed Internet Project (Alex Kent): Last of the boring is being done next week. Brightspeed is taking preorders with plans to host a neighborhood information session soon. Flags, with the exception of De La Gaye can be removed. The overhead line is a Sparklight issue and communications are ongoing to get repaired. A punchlist was created to help stabilize areas of washout in common areas that were impacted by Brightspeed work. If anyone has damage to their property, they are advised to contact Brightspeed at the number previously provided in communications from Alex.
- Gate Cleaning/Painting (Eric Powell): Gate cleaning estimates were obtained previously and approved.
- Clubhouse Sidewalk Grading/Landscape Repairs (Eric Powell): Held off due to Brightspeed work and repairs are planned to start later this month.
- 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. Update: in progress.

NEW BUSINESS

- Request for non-skid tape to be applied to Cotton Island floating dock ramp – When wet the area is very slippery. Approved to move forward with as it's a minor expense.
- Nuisances due to roaming cats: A reminder was given regarding loose pet cats causing damage to plantings, messes, and sleeping on neighbors' porches and cars. Please refer to the email sent July 6th for further information and suggestions.
- Blocked drainage pipes & pond drainage near 217 De La Gaye – Cleaning out drains is a priority and the Board is looking into this further.
- Brightspeed boring contractor opportunity – Alex requested input from the community attendees on if and where additional irrigation, power, and lighting (landscape) is needed. The boring would provide the capability for lighting and irrigation in the future. The Board has a quote from the boring contractor and is a unique opportunity because they will be on site for the Brightspeed project. Kathy Garder is to follow up with the Board immediately following the meeting.

FUTURE MEETING LOOK-AHEAD

- Reminder – 2026 Board Meeting schedule is posted on the IOB Website Calendar with the following meeting dates remaining:
 - August 21, 2026 - Committee Budget Meetings
 - September 8, 2026
 - October 17, 2026 – Annual Meeting (Tentative until confirmed)
 - November 10, 2026

A MOTION WAS MADE TO ADJOURN AT 3:26 PM. THE BOARD WENT INTO EXECUTIVE SESSION.

FINANCE REPORT – KATHY WHITEHEAD

Financial Report – 6/30/26

Combined Balance Sheet

Common Area Operating Expenses – Actual vs Budget

Deer Island Operating Expenses – Actual vs Budget

Common Area Reserves Spending YTD and Remaining Budget

Deer Island Reserves Spending YTD and Remaining Budget

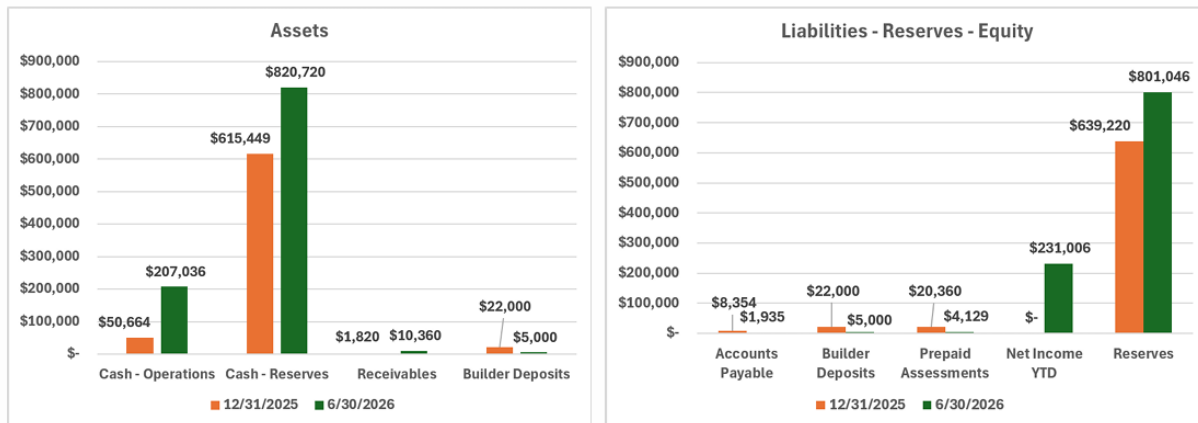
Net Impact of Cash Invested with Ameris Bank/ICS

2027 Budget Development Cycle

Balance Sheet

Common Area + Deer Island

As of 6-30-2026



Financial Report

Common Area Operating Expenses

YTD 6-30-2026

Common Area Operations	YTD Actual	YTD Budget	YTD Var
Administrative Expenses	\$ 22,557	\$ 16,766	\$ (5,791)
ARB Services	\$ 9,035	\$ 7,612	\$ (1,423)
General Property Maintenance & Repairs	\$ 333	\$ 2,083	\$ 1,750
Grounds & Landscape & Open Space Expenses	\$ 39,136	\$ 65,805	\$ 26,670
Insurance & Taxes	\$ 59,926	\$ 66,655	\$ 6,729
Marketing	\$ 319	\$ 700	\$ 381
Clubhouse & Pool Expenses	\$ 14,500	\$ 10,431	\$ (4,069)
Main Gate	\$ 3,371	\$ 4,139	\$ 768
Social/Hospitality Committee	\$ 595	\$ -	\$ (595)
Utilities	\$ 10,405	\$ 12,299	\$ 1,894
Contingency	\$ -	\$ 8,333	\$ 8,333
Total Common Area Operations Expenses	\$160,175	\$ 194,823	\$ 34,648

Financial Report

Deer Island Operating Expenses

YTD 6-30-2026

Deer Island Operations	YTD Actual	YTD Budget	YTD Var
Property Taxes	\$ -	\$ -	\$ -
Gate Equipment Lease	\$ 2,244	\$ 2,244	\$ -
Internet [Hargray] for: DI Gate	\$ 807	\$ 670	\$ (137)
Causeway Electrical (for gate operation)	\$ 313	\$ 275	\$ (38)
Gate maintenance, repairs, parts	\$ -	\$ 417	\$ 417
Grounds and Landscape Contract	\$ 3,006	\$ 2,580	\$ (426)
Landscape Maintenance - Materials and Labor	\$ 350	\$ 1,000	\$ 650
Replace dead plants/street islands clean up, misc	\$ -	\$ 350	\$ 350
Irrigation repair, audit	\$ -	\$ 1,800	\$ 1,800
Backflow Preventer Test	\$ -	\$ 300	\$ 300
Irrigation Water	\$ 226	\$ 833	\$ 608
Bank Fees	\$ 600	\$ 500	\$ (100)
Federal and State Income Taxes on Interest	\$ -	\$ 747	\$ 747
Misc Expense	\$ 100	\$ -	\$ (100)
Bridge inspection (required by insur in fall 2026)	\$ -	\$ -	\$ -
Bridge Insurance	\$ 20,755	\$ 23,535	\$ 2,779
Total Deer Island Operations Expenses	\$ 28,401	\$ 35,251	\$ 6,849

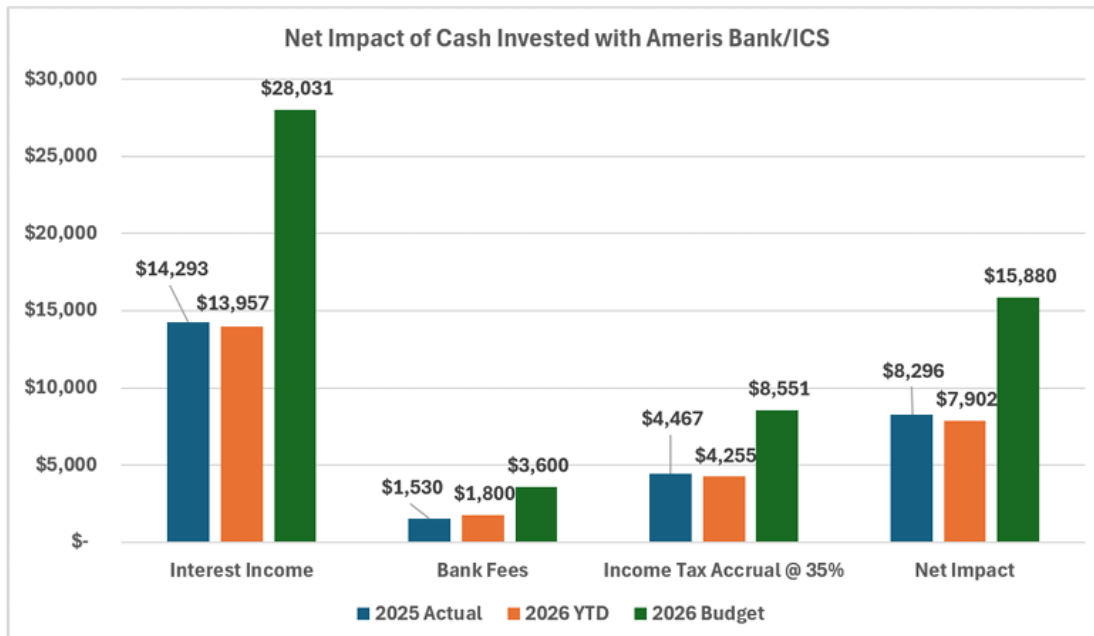
Common Area Reserves Spending

	2026 Budget	YTD Actual	Full Yr Budget	Remaining Budget
Clubhouse:				
Pool	53,300	\$ 49,500	\$ 53,300	\$ 3,800
Interior Furniture	28,000	\$ 20,282	\$ 28,000	\$ 7,718
Roads / Bridges / Docks / Sidewalks:				
Cotton Island Bridge wearboards (20% replacement	61,760	\$ -	\$ 61,760	\$ 61,760
Cotton Island Bridge treatment (every 2 yrs)	16,000	\$ -	\$ 16,000	\$ 16,000
DLG dock treatment (every 2 yrs)	3,000	\$ -	\$ 3,000	\$ 3,000
CI dock replace/repair handrail	10,000	\$ -	\$ 10,000	\$ 10,000
Sidewalk removal/repair	-	\$ -	\$ -	\$ -
Repair areas marked on roadways (SBS proposal)	100,000	\$ -	\$ 100,000	\$ 100,000
Seal all roads	80,000	\$ 4,000	\$ 80,000	\$ 76,000
Stormwater infrastructure	-	\$ -	\$ -	\$ -
Security System (holdover from 2025)	-	\$ -	\$ -	\$ -
Other / Contingency	20,000	\$ -	\$ 20,000	\$ 20,000
Total Common Area Reserves Projects	372,060	\$ 73,782	\$ 372,060	\$ 298,278

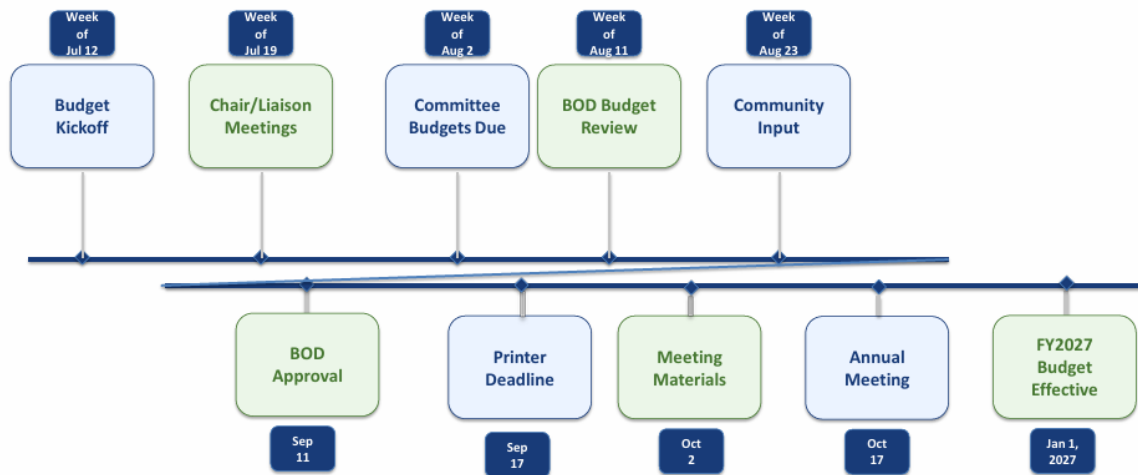
Deer Island Reserves Spending

	2026 Budget	YTD Actual	Full Yr Budget	Remaining Budget
Repaint/seal entry stamped asphalt pavers	3,500	\$ 850	\$ 3,500	\$ 2,650
Seal DI Causeway and Anchorage Way	16,000	\$ -	\$ 16,000	\$ 16,000
Bridge walkway and repairs	-	\$ -	\$ -	\$ -
Total Deer Island Reserves Projects	19,500	\$ 850	\$ 19,500	\$ 18,650

Net Impact of Cash Invested with Ameris Bank/ICS



2027 BUDGET DEVELOPMENT CYCLE

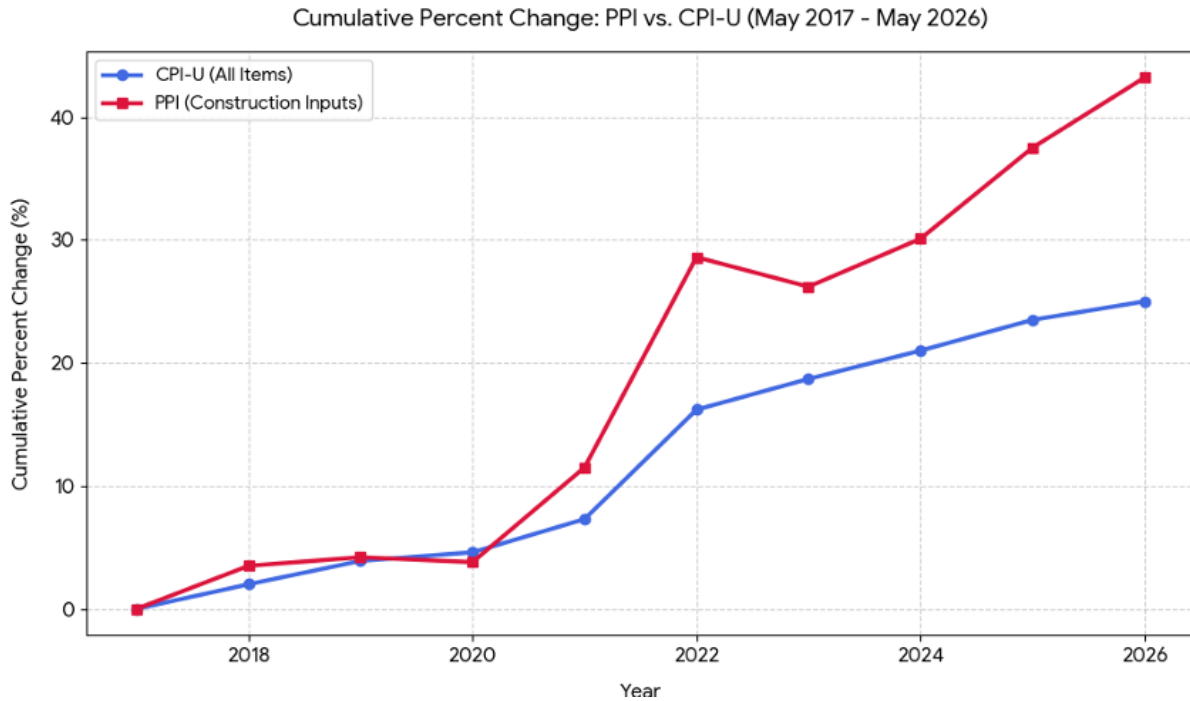


Impact of Inflation on Construction Costs

Producer Price Index Percent Change Inputs to Construction Industries
May 2017 Through May 2026



Source: U.S. Bureau of Labor Statistics, Associated Builders and Contractors



MANAGEMENT REPORT – ROBERT BUNDY

Management was in I.O.B. during May on 7th, 18th and 26th, in June on the 2nd, 11th, 19th and 24th.

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

Fitness Emporium has replaced toggle assembly for the treadmill. They reported that the drive belt of the treadmill was making excess noise. With the Board's approval a contract was signed to replace the drive belt.

The entrance area at the front gate the Deer island gate was sealed. The pothole at the entrance to the Deer Island was not patched. Robert has contacted Mike with MAJ who promised to get it patched.

Management authorized GreenBug LLC to repair or replace the backflow preventer device at the community dock on De La Gaye Point. Louise with GreenBug indicated that they would be out yesterday to either repair or replace the device.

Management rebooted the router at the front gate on May 18th.

Management met with Jordan Weathers of Clean Sweep Environmental on June 11th. The purpose was to look at the stormwater collection system. Two proposals were received, one to

clean the drop inlets and one to clean the drop inlets and jet the connecting pipes. A revised proposal was requested and received.

Management also reached out to Sean with Ecological Improvements to see if they would be interested in giving a proposal to clean out some drop inlets and jet some piping. We have not heard back from them as of the typing of this report.

Management approved three proposals from The Greenery. Two services on Deer Island and one on the mainland and Cotton Island.

The June 2026 financials were emailed to all board members July 4, 2026.

As of July 14, 2026, there are 3 properties on the Receivables list. One owner owes fines; one owner owes the lot cleanup charges plus interest; and one owner owes for dock application per ARB.

Bills were emailed to all owners who had a balance on 7/1/26 and USPS mailed 7/2/26.

Total Kayak 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
James & Yana Thomas	Lot 3-015-418 Battery Chase	5/29/26 Lot from Farm Qtrr
Invest		
Regan & Alix Reynolds	Lot 3-018-421 Battery Chase	7/2/26 Lot from Farm Qtrr
Invest		

Pending Closings that attorneys have requested a certification of assessment:

TBD	114 Palmetto Place	David & Kathryn Maloney from Phelps	House
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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.

Please note: Robert & Kathy will be out of the office July 23, 2026, and return July 29, 2026.

Marketing Committee Report – Marilyn Mueller

- A new IOB video is on the budget and slated for revision this year.
- 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 from 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. Photos have been completed, which begins the process to extend property damage and bodily injury coverage from the Diocese of Charleston to homeowners and the community.

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

The Bolton residence construction at the corner of Dela Gaye and Palmetto Place continues, with construction due to complete in March of 2027. 65 lots remain undeveloped since it appears that several current owners have acquired a second lot.

The ARB is reviewing conceptual plans for one residence on Dela Gaye and anticipates plans for one residence on Battery Chase.

Additionally, the ARB has been reviewing requests for exterior improvements on several residences and landscape upgrades and tree removals from several owners.

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

Clubhouse Report – Nancy Brandt, Eric Powell

Furniture: Habitat for Humanity will be in IOB on July 15th to pick up some old items. Some of the new items are in place with other items slated for delivery by September depending on lead time for the item. Some of the artwork has been removed and frames will be repainted and new pictures included. Overall, the project is under budget.

Social Committee Report– Susan Sullivan

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

- July 4th event was successful with a good turnout of close to 80 people.
- Next event will be a potluck in September & details will be shared as we get closer.

Grounds and Landscaping Report – Kathy Gardner, Caryn Kleckowski

- The additional lomandra previously approved as well as replacement of lomandra on the East side of the main gate, and plantings at entrance of Deer Island gate were completed.
- Spring pine straw and mulch replacement have been completed and next refreshment will occur in the Fall.
- The irrigation systems were audited, and fixes are planned at Cotton Island and Deer Island. There are irrigation fixes needed at the Clubhouse and these will be handled as a continuation of the Clubhouse sidewalk project along with grass repair.
- There are some black gum trees on De La Gaye that are not looking good, and Alex gave approval to purchase some inexpensive water bags to address to prevent them from dying.

Open Space Committee Report – Linda Tunstall

- The Open Space Committee extended a thank you to Lauri Babernish for her time on the committee.
- New committee members are needed and welcome to join.
- The next issue of the Open Space Newsletter will be distributed soon.
- The committee has developed and is proposing to send a survey soon to community members to obtain feedback regarding preferences for open space utilization and to align with community preferences. A copy was provided to the Board for review for discussion.
- Currently waiting on mulch from Action Tree for the new picnic table in the playground area. The wooden border surrounding the area has been installed.
- Discussion was held regarding additional plants proposed on De La Gaye at the Palmetto Path entrance to beautify the area and to better designate as a pathway. Timing would be this Fall planting season. Currently there is \$1,800 remaining in the budget. Request was made by Board to obtain a plan for conceptual purposes and to make sure the full cost is known before approval is provided.