



ISLANDS OF BEAUFORT HOMEOWNERS' ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, September 8, 2026

2:00 PM

CALL TO ORDER AT 2:01 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Caryn Kleckowski (remote), Robert Bundy, Kathy Whitehead, Scott Whitehead, Shep Tate (remote), Bruce Sullivan, Tim DiDonato, Alan Dechovitz, Fred Mueller, Kathy Gardner, Bill Hansen, David Brandt, Jean Watson, Linda Tunstall, Duane Monahan

COMMUNITY COMMENTS

- Bruce Sullivan asked about Brightspeed status. Per Alex, installation is complete and remediation is in process. There were a few issues with marking that caused some lines to be hit but otherwise installation went well. There were several questions about status on personal installations and remediations which Alex requested community members to text him and he will compile and send to John Christie at Brightspeed. Alex confirmed it is okay to remove flags from the original install at this time.

PREVIOUS MINUTES COMMENTS –JULY 2026 (PRE-APPROVED AND POSTED) The approved May 2026 minutes were sent to Kathy Bundy and posted on the IOB website on July 27, 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): City of Beaufort Road Assessment still pending.
- Clubhouse Furniture (Nancy Brandt/ Eric Powell): See Clubhouse Committee update.

- Front Entry Fencing Repairs (Eric Powell): Cleaning was previously completed; painting to be completed in the next week.
- Cotton Island Wear Board Replacement and Sealing (Alex Kent): Board replacement has occurred. Robert Bundy to schedule a bridge inspection for this Fall. Deer Island is being reviewed.
- Security System Upgrade (Alex Kent): Alex continuing to research options. Though there is Brightspeed internet service at the gate, the Sparklight service cannot be disconnected until a decision is made regarding the phone service, which is not available through Brightspeed. The Board will discuss further on options to proceed.
- DLG Dock Treatment (Alex Kent): No action this year.
- Cotton Island Dock Handrail Partial Replacement (Alex Kent): Work is forthcoming to replace worst of boards and tighten decking and supports with maximum cost of \$2,000.
- Open Space Project (Linda T): See Open Space Committee update.

OLD BUSINESS

- Brightspeed High Speed Internet Project (Alex Kent): Installation is complete and remediation is in process.
- Gate Cleaning/Painting (Eric Powell): Main gate painting to be completed in next week. Bundy to look into pricing for Deer.
- Clubhouse Sidewalk Grading/Landscape Repairs (Eric Powell): Held off due to Brightspeed work and repairs are planned to begin soon.
- Various IOB Street Sign Refurbishment/ Replacement – Some of the signs have come in and rest should be coming in soon.

NEW BUSINESS

- Emails – Duane M. indicated inconsistencies in receipt of IOB and Social Committee emails. Any issues should be monitored and should be reported to Bundy for review.
- There is a downed tree on Battery Chase. The sidewalk is clear and owner has approved the quote for cleanup which will occur by the end of September.
- Alex Kent indicated he will be requesting committees provide an update in order to assemble the 2026 Annual BOD Letter.

FUTURE MEETING LOOK-AHEAD

- Reminder – 2026 Board Meeting schedule is posted on the IOB Website Calendar with the following meeting dates remaining:
 - October 17, 2026 – Annual Meeting
 - 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 – 8/31/26

Combined Balance Sheet

Common Area Operating Expenses – Actual vs Budget

Deer Island Operating Expenses – Actual vs Budget

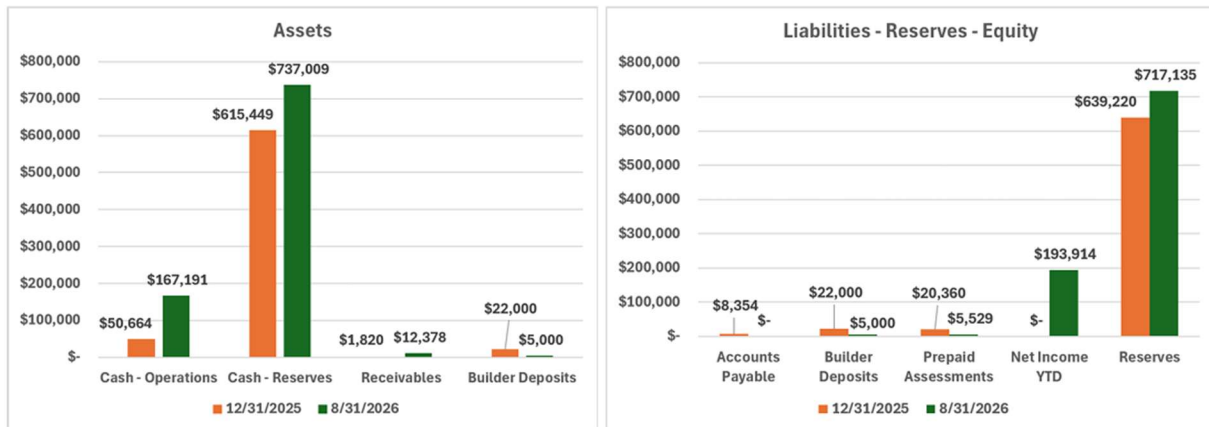
Common Area Reserves Spending YTD and Remaining Budget

Deer Island Reserves Spending YTD and Remaining Budget

Net Impact of Cash Invested with Ameris Bank/ICS

2027 Budget

Balance Sheet Common Area + Deer Island As of 8-31-2026



Financial Report

Common Area Operating Expenses

YTD 8-31-2026

Common Area Operations			YTD Actual	YTD Budget	YTD Var
Administrative Expenses			\$ 28,785	\$ 27,206	\$ (1,580)
ARB Services			\$ 11,739	\$ 12,179	\$ 440
General Property Maintenance & Repairs			\$ 362	\$ 8,333	\$ 7,972
Grounds & Landscape & Open Space Expenses			\$ 49,916	\$ 88,196	\$ 38,280
Insurance & Taxes			\$ 59,363	\$ 66,655	\$ 7,292
Marketing			\$ 319	\$ 2,500	\$ 2,181
Clubhouse & Pool Expenses			\$ 21,599	\$ 19,492	\$ (2,106)
Main Gate			\$ 4,765	\$ 6,356	\$ 1,591
Social/Hospitality Committee			\$ 2,555	\$ 3,250	\$ 695
Utilities			\$ 15,384	\$ 19,678	\$ 4,294
Contingency			\$ -	\$ 13,333	\$ 13,333
Total Common Area Operations Expenses			\$ 194,786	\$ 267,179	\$ 72,392

Financial Report

Deer Island Operating Expenses

YTD 8-31-2026

Deer Island Operations			YTD Actual	YTD Budget	YTD Var
Property Taxes			\$ -	\$ -	\$ -
Gate Equipment Lease			\$ 3,366	\$ 3,366	\$ -
Internet [Hargray] for: DI Gate			\$ 1,093	\$ 1,072	\$ (21)
Causeway Electrical (for gate operation)			\$ 413	\$ 440	\$ 28
Gate maintenance, repairs, parts			\$ 313	\$ 667	\$ 354
Grounds and Landscape Contract			\$ 4,008	\$ 4,128	\$ 120
Landscape Maintenance - Materials and Labor			\$ 2,034	\$ 1,000	\$ (1,034)
Replace dead plants/street islands clean up, misc			\$ -	\$ 350	\$ 350
Irrigation repair, audit			\$ -	\$ 1,800	\$ 1,800
Backflow Preventer Test			\$ -	\$ 300	\$ 300
Irrigation Water			\$ 581	\$ 1,333	\$ 753
Bank Fees			\$ 700	\$ 800	\$ 100
Federal and State Income Taxes on Interest			\$ 563	\$ 747	\$ 184
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			\$ 33,925	\$ 39,538	\$ 5,613

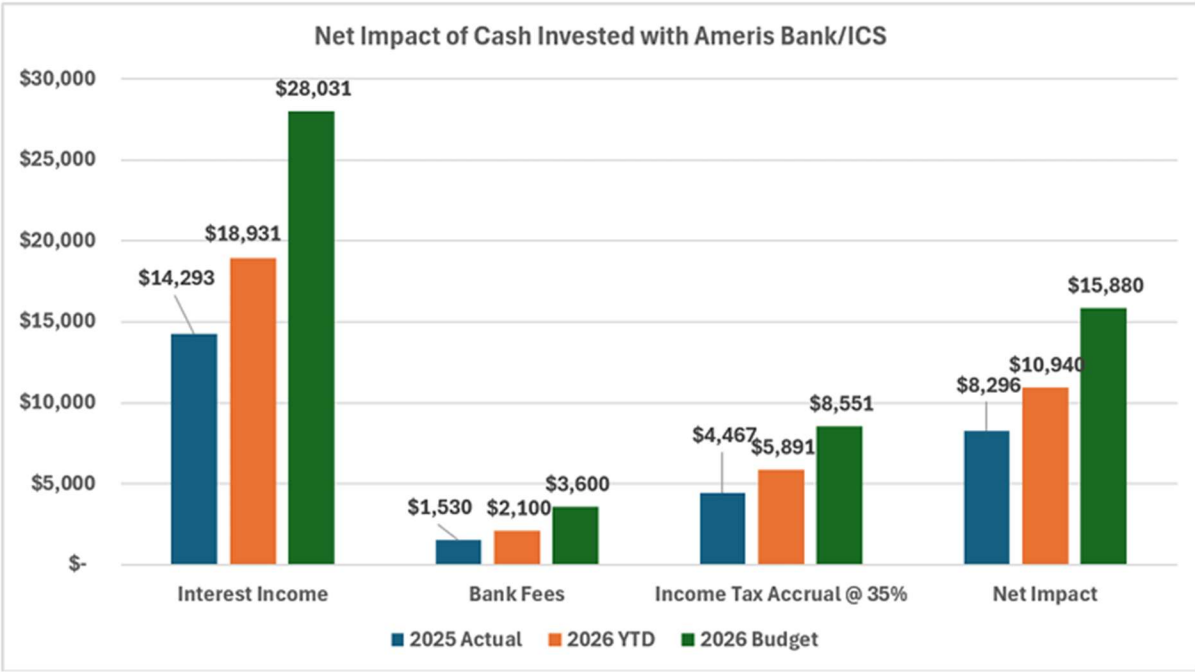
Common Area Reserves Spending

	2026 Budget	YTD Actual	Full Yr Budget	Remaining Budget
Clubhouse:				
Pool	53,300	\$ 51,860	\$ 53,300	\$ 1,440
Interior Furniture	28,000	\$ 27,769	\$ 28,000	\$ 231
Roads / Bridges / Docks/ Sidewalks:				
Cotton Island Bridge wearboards (20% replacement)	61,760	\$ 72,985	\$ 61,760	\$ (11,225)
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	\$ 156,613	\$ 372,060	\$ 215,447

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 wearboard replacement	-	\$ 5,307	\$ -	\$ (5,307)
Bridge walkway and repairs	-	\$ -	\$ -	\$ -
Total Deer Island Reserves Projects	19,500	\$ 6,157	\$ 19,500	\$ 13,343

Net Impact of Cash Invested with Ameris Bank/ICS



Islands of Beaufort HOA - 2027 Common Area Budget

Common Area Budget	2027 Budget	2026 Budget	2027 Notes	2026 Projection
Common Area Operations Income	\$	\$		\$
Assessment Income				
186 lots @ \$1,887 (1.2% decrease from 2026)	350,982	355,260	2026 was 186 lots @ \$1,910	355,260
Other Income	8,915	22,331		25,830
ARB Fees Income (2 homes @ \$1,250+2 prelim)	3,500	2,500	(Preliminary reviews are \$500)	575
Late Fees, Finance Charges	750	750		5,297
Fines	0	0		9,750
Legal Fees	0	0	partially offsets Legal Services Expense	4,333
Gate Remotes	765	540	15 remotes @ \$51 each	1,065
Interest Income on Operating Funds	3,900	8,396	\$120,000 @ 3.25%	4,409
Other Income-IOB	0	0		400
Vacant Lot Maintenance (2027 exp offsets income)	0	10,145	bush hogging, tree removal-reimb from property owners	0
Total Common Area Operations Income	359,897	377,591		381,090
Common Area Operations Expenses	\$	\$		\$
Administrative Expenses	38,068	41,958		42,718
Annual Meeting Expenses	1,500	1,500	\$1176 actual 2025	1,500
Accounting Fees	800	700	1099 Prep and Tax Returns (\$795 in 2026)	795
Legal Services	2,000	4,500	other than current lawsuit (deductible met)	6,353
Bank Fees	0	2,400	ICS Network (no fees from 8/26 forward)	1,400
Management Co Fees: Monthly Contract - BAM	31,068	30,158	\$2,589 per month; 3% increase in 2027	30,156
copier charges, office supplies	1,200	1,200		1,191
postage	1,500	1,500		1,322
ARB Services	18,073	18,268		17,847
ARB Administrator	16,223	16,223	Same as 2026; Increased 3% for 2025 and 2024	16,224
ARB Professional Support	1,600	1,545	architect; arborist; funded by ARB income	1,570
ARB Plan Digitizing Expense	250	500	funded by ARB income	53
General Property Maintenance & Repairs	7,500	10,000	New category for 2026	12,782
Front Entry picket fence	0	5,000		6,550
Other (docks, lighting, asphalt cracks, signs, etc.)	7,500	5,000		6,232
Grounds & Landscape & Open Space Expenses	128,724	132,525		113,467
G&L Maintenance	89,724	80,380		77,892
Contract	55,744	55,740	3% over 2025 contract amount	54,120
Pinestraw	10,000	8,800	additional areas; 2X/yr	8,800
Mulch	6,000	4,210	once per year; more areas	6,000
Palm Tree trimming	2,500	0	every other year (2027, 2029, etc)	0
Irrigation repair and audit	4,000	4,000	a few additional areas	2,000
Planting renewals, incl street islands	8,000	4,000	new/replacement plants	4,000
Other and Misc	2,380	2,380		1,430
Dog Fennel control	500	500	IOB-owned common areas only	500
Backflow testing	600	750	inspect all 5 IOB backflow preventers at same time @\$120	1,042
Storm Water Infrastructure Maint	5,000	11,000		4,687
Cleaning Wet Retention Pond bottoms	0	6,000	included in Greenery contract	0
Clean certain street drains as needed @ \$100-150	2,000	2,000	2026 jetting pipes/cleaning storm inlets (reserves)	0
Vacant lot erosion control	3,000	3,000	Fall 2026 work along DLG	4,687
Tree work	22,000	22,000		23,438
Tree removal	18,000	18,000	GLC requested only \$12k	18,000
Trim/Fertilize/remove moss from IOB live oaks	0	0	\$18k in 2025; do every 3 years	0
Tree Replacements (for street trees)	4,000	4,000	new/replacement plants	5,438
Storm Cleanup	2,000	2,000		2,000
Vacant Lot Maint - IOB properties	0	2,000		0
Vacant Lot Maint	0	10,145	offset by income recorded under "Other Income"	450
OPEN SPACE Project	10,000	5,000	2027 For BG park plan/layout; not for pathway rails	5,000
Insurance & Taxes	69,137	72,024	No income tax budgeted in 2025	66,316
Commercial Liability Insurance	4,691	4,095	\$4,468 actual 2026; 5% increase	4,468
Property Insurance	12,797	11,248	\$11,634 actual 2026; 10% increase	11,634
Umbrella Insurance	2,168	2,487	\$1,971 actual 2026; 10% increase; \$5 million coverage	1,971
Cotton Island Bridge Insurance	31,528	32,499	\$28,662 actual 2026; 10% increase	28,662
Bridge Inspection (required by insur in fall 2026)	0	3,750	every other year (2026, 2028, etc.)	3,750
Directors & Officers Insurance	7,054	6,731	\$6,413 actual 2026; 10% increase	6,413

Islands of Beaufort HOA - 2027 Common Area Budget

	Common Area Budget	2027 Budget	2026 Budget	2027 Notes	2026 Projection
62	Workmans Comp Insurance	541	541	\$525 actual 2026; 3% increase	525
63	Flood Insurance	1,526	1,565	\$1,453 actual 2026; 5% increase	1,453
64	Property Taxes	1,668	1,619	\$1,619 actual 2026; 3% increase	1,619
65	Volunteer Accident Insurance	441	315	\$420 actual 2026; 5% increase	420
66	Fed and State Income Taxes	6,722	7,175	35% of interest income net of tax prep fees + 10% other admin fees	5,401
67	Marketing	1,500	5,300		4,519
68	Website maintenance	800	1,200	website management & maint \$150/hr; not to exceed \$1200	450
69	GoDaddy (domain registration)	200	200	renews in Feb.	169
70	GoDaddy SSL subscription (website advanced security)	0	0	renews in Jan 2030 for 5 years	0
71	Realtor Open House	500	0	bi-annual: 2025, 2027	0
72	Update video for online distribution	0	1,500	assumes video completed in 2026	1,500
73	Local Print Marketing	0	2,400	not printed in 2025; 2026 printing to cover 2027 use also	2,400
74	Clubhouse & Pool Expenses	32,967	29,810		33,302
75	Clubhouse	12,947	11,434		15,180
76	Cleaning	5,949	5,892	Merry Maids: \$110/week, plus 4% increase	5,720
77	Operations & Maintenance	2,540	1,508	includes \$800 recovering 8 faded front porch cushions	3,506
78	Pest Control	1,976	2,090	Annual Pest Control, Termite Renewal, Wasps	1,900
79	Supplies and water	365	351	assumes 4% increase over 2026 projection	351
80	Security/Lock System	1,500	1,000	assumes new system; budget too low in 2026	2,700
81	Fitness Eqmt Maintenance	0		assumes no repairs in 2027	410
82	Peloton bike access	617	593	4% increase	593
83	Pool	20,020	18,376		18,121
84	Pool Service Contract	15,470	14,175	Beaufort Pool actual contract rates & schedule (\$70/visit 2027)	14,165
85	DHEC Pool Permits	225	225	DHEC Pool Permit - (Adult \$125, Kiddie - \$100)	225
86	Chemicals	2,337	2,226	5% increase over projected	2,226
87	Repairs, other	1,988	1,750	\$788 + \$1200 for pool furniture repair	1,505
88	Main Gate	8,805	8,868		7,535
89	Equipment Lease [4 qtrs @ \$1,332]	5,040	5,328	\$1260/qtr existing system incl icloud no phone	5,328
90	Gate remotes	765	540	offset by income recorded under "Other Income"	807
91	Entry Gate Routine Repairs	3,000	3,000		1,400
92	Social/Hospitality Committee	9,550	9,250		8,855
93	Community Events	1,150	850	Spring and July 4, catered	930
94	Paper Products	Included	Included		0
95	Annual Dinner Expenses	6,200	6,400	more residents; expenses controlled	5,925
96	Merry Mingle	2,200	2,000	more residents; expenses controlled	2,000
97	Utilities	25,480	29,518		22,873
98	Electricity	17,000	17,000		15,090
99	Internet for: Fr Gate & CH	480	3,518	Brightspeed service provided for in contract	2,398
100	Water	8,000	9,000	\$8,848 2024 Actual; 2025 \$5,147 (lower due to monitoring)	5,385
101	Contingency	20,000	20,000		20,750
102	Total Common Area Operations Expenses	359,803	377,521		350,962
103	Operations Surplus (Deficit)	94	70		39,078

Islands of Beaufort HOA - 2027 Common Area Budget

Common Area Budget	2027 Budget	2026 Budget	2027 Notes	2026 Projection
Common Area Reserves Income	\$	\$		\$
Reserve Assessment Income (186 X \$1,307) 26.4 % incr.	243,102	192,324	2026 was 186 lots @ \$1034	192,324
CI Bridge Impact Fee Income [0 @ \$10,000]	0	0	fee was \$8,000 in 2026	0
Infrastructure Impact Fee [2 @ \$6,500]	13,000	0	fee was \$6,500 in 2026; Add remodel fees for 2027 \$2K<\$50k; \$4K>\$50k	0
IOB Kayak Storage	840	1,680	6 @ \$120 per yr + 2 @ \$60 (as of 8/19/26)	840
Interest Earned on Reserves Accounts	19,988	16,300	ICS Network (\$615,000 @ 3.25%)	19,971
Common Area Reserves Income	276,930	210,304		213,135
Common Area Reserves Expense	\$	\$		\$
Clubhouse:	5,000	81,300		79,628
Pool - convert main pool to salt water	defer	defer	\$26,250 salt cell, control PPM for salt cell and acid feed & stenner pump	0
Pool - interior replaster both pools (marsite)		35,000	incl new rails, ladders	37,125
Pool - safety cover		4,800	to meet DES and INS regs when deck unlocked	2,360
Pool Kool Deck refinishing		13,500	repairs, paint and texture	12,375
Reshingle former maint building roof	5,000	0		0
Interior Furniture		28,000	with professional design assistance	27,769
Security System	55,000	0		0
Fencing (Along School Dist Rear Prop Edge)	4,500	0		0
Roads / Bridges / Docks/ Sidewalks:	241,420	270,760		107,100
Cotton Island Bridge wearboards (~20% replaced every other yr)	5,920	61,760	575 boards est replacement in 2026; 40 boards in 2027	85,100
Cotton Island Bridge treatment (every 2 yrs)		16,000	treat following major wearboard replacement	16,000
DLG dock treatment (every 2 yrs)		3,000	deferred in 2026 & 2027 for future deck & rail replacements	0
CI dock replace/repair handrail	-	10,000	deferred in 2026 & 2027 for future deck & rail replacements	2,000
Sidewalk removal/repair	32,000		widen next section near Clubhouse + repairs	0
Repair areas marked on roadways (SBS proposal)	115,500	100,000	incl sealing 5 Oaks Cir +\$5k basketball ct repaving	0
seal all roads	88,000	80,000	2021 - \$24k Is Ave & DLG; 2023 repairs Batt Chase + CI \$12k	4,000
Stormwater Infrastructure	12,000		2027 dredging main wet ponds; 2026 jet pipes/clean inlets	8,652
Other / Contingency	20,000	20,000	baby pool pump \$2500; controller \$8000 if needed	20,000
Common Area Reserves Expense	337,920	372,060		215,380
Current Year Combined Surplus (Deficit)	(60,897)	(161,686)		27,883
2027 Assessment Summary				
Common Area Assessments	\$	\$	% Change from Prior Year	
Operations Assessment	1,887	1,910	-1.2%	
Reserve Assessment	1,307	1,034	26.4%	
Special Assessment	0	0	0.0%	
Total (2026 Max without vote is 8.5%)	3,194	2,944	8.49%	
Increase per month \$20.83				
Total Interest Income (CA and DI combined)	27,138	28,031		27,688
Bank Fees	0	(3,600)		(2,100)
State & Fed Income Taxes (35% of net, less 10% admin)	(7,860)	(7,922)		(6,140)
Net Impact of Invested Cash	19,278	16,508		19,448

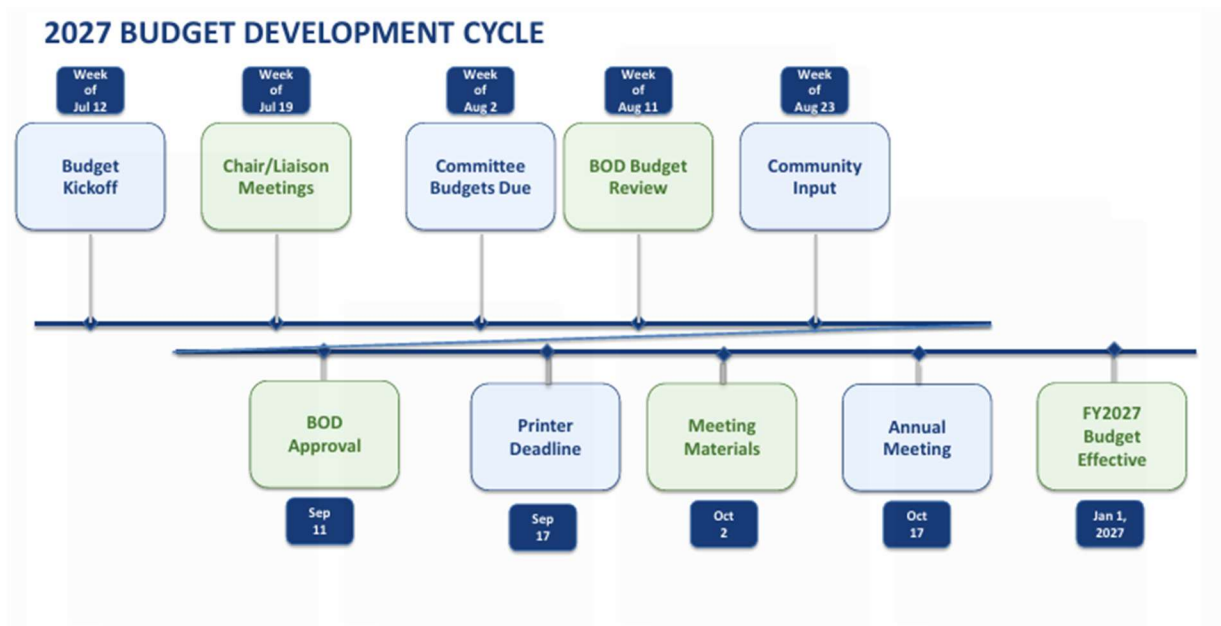
Islands of Beaufort HOA - 2027 Deer Island Budget

Deer Island Budget	2027 Budget	2026 Budget	2027 Notes	2026 Projection
Deer Island Operations Income	\$	\$		\$
Operations Assessment (29 lots @ \$1,795) 5.5% incr.	52,055	49,358	2026 was 29 lots @ \$1,702	49,358
Total Deer Island Operations Income	52,055	49,358		49,358
				0
Deer Island Operations Expenses	\$	\$		\$
Property Taxes	240	240	2025 actual was \$226; 3% annual increase	240
Gate Equipment Lease	4,200	4,488	\$1,050 per qtr - lease and (free for 2027) phone	4,488
Internet for DI Gate	0	1,608	Free from Brightspeed in 2027	1,093
Causeway Electrical (for gate operation)	660	660	approx \$55 per mo	619
Gate maintenance, repairs, parts	1,000	1,000		1,000
Grounds and Landscape Contract	6,192	6,192	3% increase from 2026 projected/actual cost	6,012
Landscape Maintenance - Materials and Labor	2,200	1,477	mulch, pine straw, added palm trimming for 2027	1,784
Replace dead plants/street islands clean up, misc	800	350	vinca and grasses planted on entry islands	350
Irrigation repair, audit, extensions	8,770	1,800	Incl \$7,770 to irrigate entry islands	1,800
Backflow Preventer Test	300	300	47 Anchorage Way & Entry Gate meters	140
Irrigation Water	2,500	2,000	2025 actual \$1,746	685
Bank Fees	0	1,200	Fees ended Aug 2026	700
Federal and State Income Taxes on Interest less Fees	1,138	747	35%	739
Misc Expense	500	0		910
Bridge Inspection (required by insur in fall 2026)	0	3,750	every other year (2026, 2028, etc.)	3,750
Bridge Insurance	23,535	23,535	increase of 10% over 2025 actuals of \$21,395	20,755
Total Deer Island Operations Expenses	52,034	49,347		45,065
DI Operations Surplus (Deficit)	21	11		4,293
Deer Island Reserves Income	\$	\$		\$
Reserves Assessment (29 lots @ \$1,423) 29.7% incr.	41,267	31,813	2026 was 29 lots @ \$1,097	31,813
DI Bridge Impact Fee Income [0 @ \$10,000]	0	0	2026 fee was \$8,000	0
Interest Earned on Reserve Accounts	3,250	3,335	\$100,000 @ 3.25%	3,308
Total Deer Island Reserves Income	44,517	35,148		35,121
Deer Island Reserves Expenses	\$	\$		\$
Repaint/seal entry stamped asphalt pavers		3,500		850
Seal DI Causeway and Anchorage Way	17,600	16,000	seal asphalt; repairs done in 2023 \$20,547	0
Bridge wearboard replacement (135 boards @ \$148)	20,000	0	29 approved for 2026 @ \$148	4,292
Bridge sealing	12,000		every other year (2027, 2029, etc.)	
Well pump replacement	5,230	0		0
Total Deer Island Reserves Expenditures	54,830	19,500		5,142
Surplus (Deficit) OPERATIONS + RESERVES	(10,292)	15,659		34,272

2027 Assessment Summary

Deer Island Lot Assessments	\$	\$	% Change from Prior Year
Operations Assessment	1,795	1,702	5.5%
Reserve Assessment	1,423	1,097	29.7%
Special Assessment	0	0	0.0%
Total (2026 Max without vote is 15.0%)	3,218	2,799	14.97%

IOB Assessment Total	3,194	2,944	8.5%
Total IOB + DI Assessment for DI owners	6,412	5,743	11.6%
Increase per month, total IOB and DI for DI owners	\$55.75		



- Kathy highlighted the changes made to the Deer Island operations and reserves budgets since the community meeting last week. The total DI assessment has not changed.
- A question was received regarding voting on the annual budgets. Kathy Whitehead and Alex Kent clarified that the budgets are prepared by the Board with input from the Committees annually. The budgets are reviewed with the community in advance of the Annual Meeting to obtain input which is taken into consideration. This meeting occurred Tuesday, September 1st. There is no community voting on the budgets; the Board approves the budget and reports on this at the Annual Meeting. Tim DiDonato indicated he would like there to be more detail given on the reserve study previously conducted, and Kathy Whitehead indicated she would be open to a session to review the details following receipt of the roadway study and Board review of the reserve study updated numbers.

MANAGEMENT REPORT – ROBERT BUNDY

Management was in I.O.B. in July on the 2nd, 8th, 14th, 20th and 29th. In August on the 3rd, 15th and 24th.

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

Fitness Emporium has replaced the drive belt of the treadmill. Management received an email that a small piece broke off the left foot pedal on the elliptical bike. The Board approved having Fitness Emporium repair/replace the pedal and Fitness Emporium was notified.

The pothole at the entrance to the Deer Island gate has been patched.

Management authorized GreenBug LLC to repair or replace the backflow preventer device at the community dock on De La Gaye Point. It was repaired.

Management authorized GreenBug LLC to inspect the backflow preventer device at 117 Fiveoaks Circle. Greenbug reported back that the device failed. Management reached out to the Greenery regarding a warranty since the device was installed 1-1-2025. Romario with the Greenery replied that “we are going to have our tech come out and perform an audit at no cost of the association so we can determine if a repair or a replacement is needed.”

During the meeting, the backflow preventers were discussed, and the Board has shifted from using the Greenery, who was replacing units if broken, to using Greenbug, who will fix units giving considerable savings. Greenbug does not have insurance but has signed a waiver for IOB.

Management met with a Sparklight tech on August 15 at the Deer Island gate and the Main entrance gate. The tech replaced the modems at both gates. Owners were contacted from the gates and three of the four cameras at the Main gate were working. Management contacted Custom Security regarding the non-working camera. Custom Security replied they are working on the problem.

Drop Inlets: Bundy has obtained quotes for clearing out the drop inlets. The Board approved proceeding with the more economical quote from CSE at \$8,652,50.

Management looked at several of the storm water retention ponds. There are a few ponds that will need removal of sediment in the near future. Some of the sediments are restricting outflow in those ponds.

Management measured the border around the playground equipment. The border is approximately 204 feet long. Plastic borders are 8 inches high and 4 foot long sections, it comes with steel spikes to anchor them down. The cost for each 4 foot section is \$25.95 plus tax and shipping.

The Greenery removed at no cost, debris and bushes from the retention pond between 215 and 217 De la Gaye Point.

The Greenery submitted three new proposals for landscape work which was forwarded to the Board.

Management has reached out to three different well companies asking if they would look at the well on Deer Island at the foot of the bridge and submit an estimate to repair if possible. If not possible, a quote to replace the well was requested. Two estimates to replace the well have been received.

Amvets was contacted to confirm the availability of the hall side on October 17th for the Annual Meeting. After being assured on several occasions that the hall was available, management was told that it was not available. Management contacted several other venues, the Board approved to

go back to Sea Island Presbyterian Church. Their fellowship hall was booked, the fee paid and a key to building was gotten.

The August 2026 financials were emailed to all board members September 4, 2026.

As of September 7, 2026, there are 3 properties on the Receivables list. One owner owes for fines; one owner owes the lot cleanup charges plus interest; and one owner owes for gate remotes.

Bills were emailed to all owners who had a balance on 9/1/26 and USPS mailed 9/2/26.

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 Qtr Invest
Regan & Alix Reynolds	Lot 3-018-421 Battery Chase	7/2/26	Lot from Farm Qtr Invest
Layra Wynn	Lot 1-003 109 Five Oaks Circle	7/31/26	from Frank/Davis

Pending Closings that attorneys have requested a certification of assessment:

9/10/26	Lot 1-002-105 Five Oaks Circle	Palmetto Equity from Bliley House
TBD	Lot 3-055- 114 Palmetto Pl	David & Kathryn Maloney from Phelps House

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.

Marketing Committee Report – Marilyn Mueller, Jean Watson

- A new IOB video is on the budget and slated for September 21st.
- 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 and initial designs have been approved. Photos and flyer have been completed.

Other homeowners are encouraged to decorate their homes early if desired to provide a holiday feel to the neighborhood during the event.

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.
- The ARB has given Final approval for the Cunningham residence at 245 Dela Gaye. Construction is due to start in December.
- The ARB is expecting new conceptual plans for one residence on De La Gaye.
- 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, David Brandt, Eric Powell

- There are a few more items (chair and couch) that will be arriving soon to complete the refurbishment.
- Pickleball LED light bulbs have been ordered.

Social Committee Report– Susan Sullivan, Kathy Whitehead

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

- Next event will be the Picnic in the Park on Saturday, September 12th at 4:30pm at the Cotton Island Park. This is a potluck event. Please bring your own chairs and carpool if possible, to ensure roads are passable for emergency vehicles.
- The Annual Party is scheduled for Saturday, October 17th from 5-9pm at the Clubhouse. This is a catered event with live music and a Mediterranean theme. A save-the-date email was sent last week, and the invitations will be sent by email on September 17th. There is a RSVP deadline of October 5th. \$4,375 was requested and approved for the remaining catering and expenses, bringing total request for Annual Meeting to \$6,300.
- Saturday, December 12th is the planned date for Merry Mingle, the holiday neighborhood gathering. If interested in hosting at your home this year, please contact a Social Committee member.

Grounds and Landscaping Report – Kathy Gardner, Caryn Kleckowski

- The committee is focusing on maintenance currently and planning ahead for next year with an emphasis on the most visible areas.
- Grounds and Landscape will also be involved as needed with the Clubhouse landscaping being managed by the Clubhouse Committee and planning with the Open Space Committee.

Open Space Committee Report – Linda Tunstall

- The committee has developed and sent a survey to community members to obtain feedback regarding preferences for open space utilization and to align with community preferences.
- Requested \$1,400 which is within budget and approved, to expand beds and install mulch at De La Gaye Pt at the Palmetto Path entrance.
- \$250 was approved for mulch underneath picnic table at the playground.
- \$150 was approved for the upcoming newsletter.