



ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, March 12, 2024

1:30 PM

CALL TO ORDER AT 1:37 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Carmen Dillard, Bill Quarles, Robert Bundy, Fred Mueller, Marilyn Mueller, Heather Lattanzio, Dwayne Monahan, Joanne Beyer, Bruce Sullivan, Steve Tannenbaum, Mary Tannenbaum, Jeff Weber, Bill Hansen, Jim Reynierson, Richard Beyer,
Absent: David Jussaume

COMMUNITY COMMENTS

- None

PREVIOUS MINUTES COMMENTS – JANUARY 2024 (PRE-APPROVED AND POSTED)

- The approved February 2024 minutes were sent to Kathy Bundy and PickleJuice (who manages the IOB website) on 3/6/2024 in advance of this meeting.
- There were no comments.

FINANCE REPORT - DAVID JUSSAUME/ALEX KENT

Alex presented the following information on behalf of David.

Islands of Beaufort HOA Treasurer Report

March 12th, 2024 BOD Meeting

Status as of February 29th, 2024

Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$77.8K.
2. Late payment of 2024 Assessment: 5 properties (versus 10 in 2023).
3. Main Gate Repair Cost.
4. Racquet Courts Update

Look Ahead

1. Bridge Insurance – expect quote 15th – 22nd of March.

Decisions Required

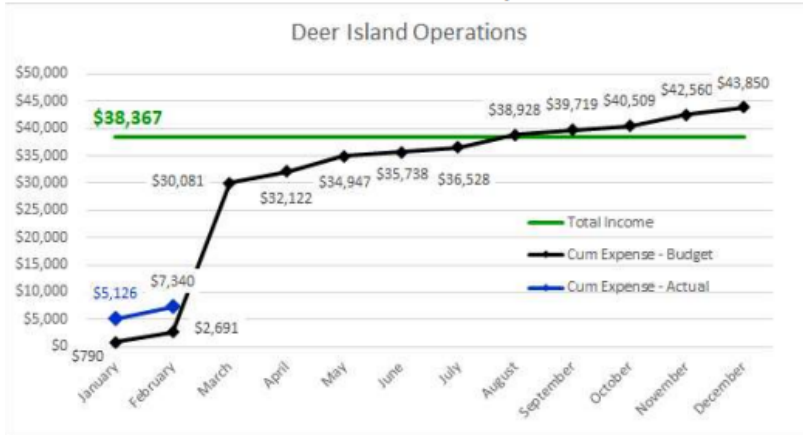
Budget Summary Common Area Comparison of Plan to Actual – Accrual Basis



Common Area Operations	budget	actual	under (over)
Annual Meeting Expenses	\$0	\$0	\$0
Accounting Fees	\$800	\$200	\$600
Legal Services	\$417	\$160	\$257
Management Fees	\$5,070	\$5,411	(\$341)
ARB Services	\$2,708	\$2,643	\$65
G&L Maintenance	\$9,607	\$9,157	\$450
G&L Comm	\$7,424	\$5,540	\$1,884
Insurance & Taxes	\$24,965	\$21,778	\$3,187
Marketing	\$2,450	\$2,245	\$205
Clubhouse	\$2,560	\$2,401	\$159
Pool	\$2,567	\$2,455	\$112
Main Gate	\$2,160	\$1,941	\$219
Social/Hospitality Committee	\$0	\$0	\$0
Utilities	\$5,175	\$5,667	(\$492)
Total	\$65,904	\$59,598	\$6,306

Common Area Reserves	budget	actual	under (over)
Grounds and Landscaping	\$0	\$0	\$0
Clubhouse	\$0	\$1,296	(\$1,296)
Communication and Marketing	\$0	\$0	\$0
Bridges	\$0	\$0	\$0
Gates and Security	\$0	\$6,870	(\$6,870)
Roads and sidewalks	\$0	\$0	\$0
Racquet Courts	\$0	\$2,000	(\$2,000)
Other	\$0	\$649	(\$649)
Unplanned	\$0	\$0	\$0
Total	\$0	\$10,815	(\$10,815)

Budget Summary Deer Island Comparison of Plan to Actual – Accrual Basis



Operations	budget	actual	under (over)
Property Taxes	\$0	0	\$0
Gate Equipment Lease [4 qtrs @ \$1,050]	\$1,110	1111	(\$1)
Internet [Hargray] for: DI Gate	\$268	267	\$1
Irrigation Water	\$208	105	\$103
Grounds and Landscape Contract	\$1,000	1002	(\$2)
Backflow Preventer Test (@ 47 Anchorage Way)	\$0	0	\$0
Landscape Maintenance - Materials and Labor	\$0	1494	(\$1,494)
Causeway Electrical (for gate operation)	\$104	135	(\$31)
Gate maintenance, repairs, parts	\$0	3226	(\$3,226)
Stormwater Infrastructure Maintenance	\$0	0	\$0
Bridge Insurance	\$0	0	\$0
	\$2,691	\$7,340	(\$4,649)

Reserves	budget	actual	under (over)
Shortfall to Operations Budget	\$0	\$0	\$0
Landscape improvements and replacement	\$0	\$88	(\$88)
Bridge	\$0	\$0	\$0
Seal DI Causeway and Anchorage Way	\$0	\$0	\$0
	\$0	\$88	(\$88)

Committed Costs not yet Accrued – 2024

2024 remaining Common Area Spend - not yet accrued			
Operations	Approved	Discussed	
Trim and demoss 4 trees @ CH	\$1,200		
Operations total =	\$1,200	\$0	
Reserve			
Explore options @ CI Dock	\$2,500		dock head permitting
Repair of CI Dock - floating dock		\$2,500	
Racquet Court Update	\$61,653		refer to separate summary
CH Shutters		\$1,000	
Reserve total =	\$64,153	\$3,500	

Main Gate Repair – Incident on 31 October 2023

12/21/2023	Pender Brothers, Inc.	Front Gate Repair	\$3,590
1/31/2024	Powell Brothers Construction Inc.	Repair front gate entrance pillar	\$2,730
2/6/2024	Custom Security	Gate Repair from Security System Malfunction	\$4,140
			\$10,460



Invoice	
Customer	Islands of Beaufort HOA
Invoice Number	31411
Invoice Date	2/5/2024
PO Number	
PAYMENTS APPLIED THRU	2/5/2024
Job / Service Ticket #	41142

CURRENT CHARGES

Quantity	Description	Rate	Amount
<i>Islands Of Beaufort Gate, 316 Islands Avenue, Beaufort, SC</i>			
1.00	Replace front & rear bracket and 2 posts	900.00	900.00
1.00	Replace operator & beams due to vandalism	2,789.00	2,789.00
1.00	Replace camera due to vandalism	451.00	451.00
	Subtotal:		\$4,140.00
	Tax		0.00
	Payments/Credits Applied		0.00
	Invoice Balance Due:		\$4,140.00

IMPORTANT MESSAGES

complete 1/3/2024
pdf



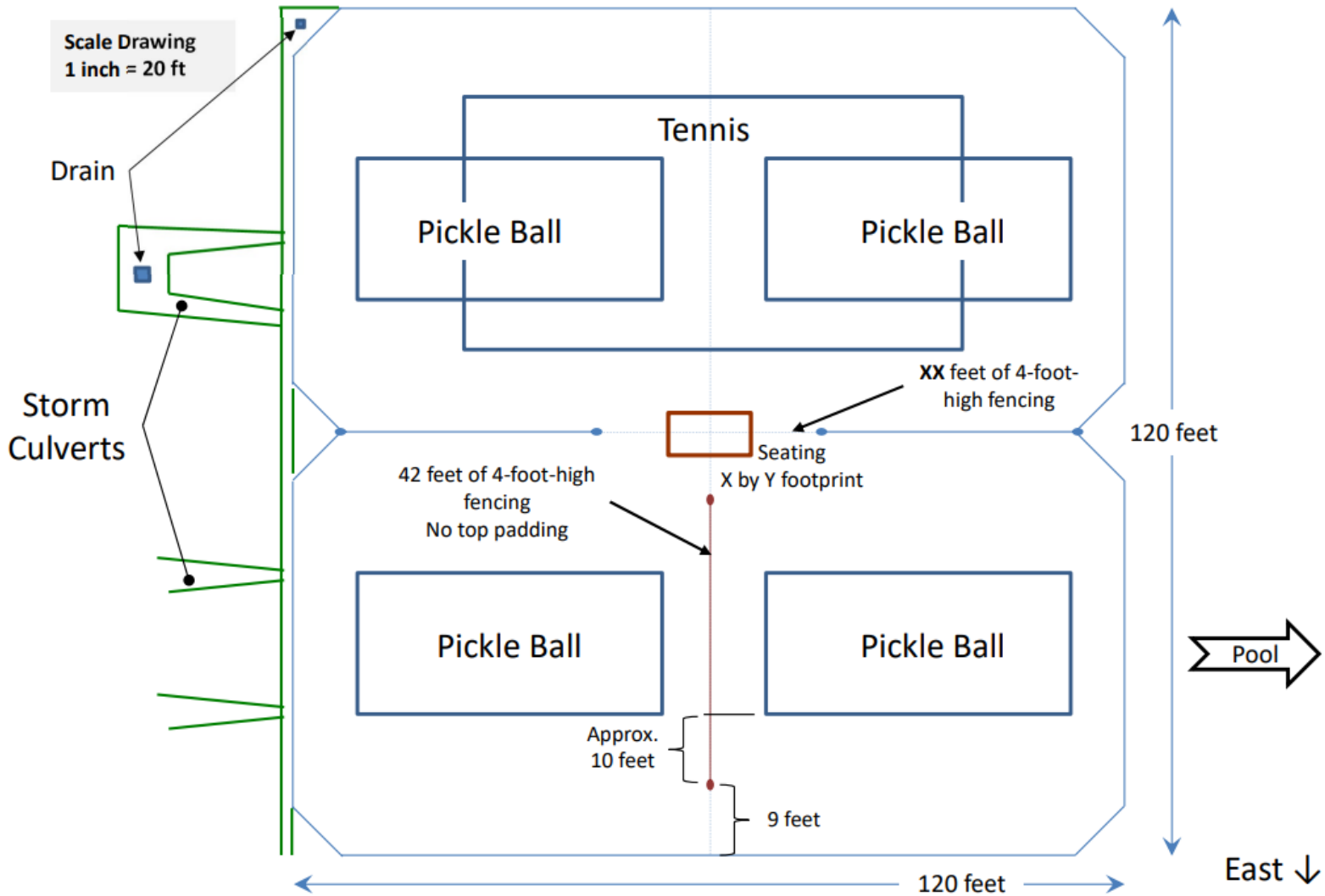
Contract Summary

Contract Summary and Durations		2024												2025											
		J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
		a	e	a	a	a	u	u	u	e	c	o	e	a	e	a	a	a	u	u	u	e	c	o	e
		n	b	r	r	y	n	l	g	p	t	v	c	n	b	r	r	y	n	l	g	p	t	v	c
Prepaid in total																									
	Low Country Weekly																								
	GoDaddy - domain registration (Note 2)																								
	Peloton (bike)																								
Prepaid monthly																									
	Bundy Appraisal & Management (Note 2)																								
	Year Round Pool																								
	Custom Security (Note 1, 2)																								
Paid in arrears																									
	Picklejuice (renewal in November)																								
	The Greenery (Note 3)																								
		Note 1 - Contract start date: 1 Nov 2019																							
		Note 2 - Automatically renews for 1 year term																							
Service Agreements (pay as you go)		Note 3 - One each for Common Area and Deer Island																							
	Bannon Law Group	Michael Murphy (arborist)																							
	Rob Montgomery (architects)	Merry Maids																							

Statement of Work for IOB's Racket Courts

1. Excavate and repair the south end of the west court and an area on the east court.
 - a. Saw cut, remove damaged asphalt and roots, replace base, and repave.
 - b. Refresh rip rap (class B) at south end (includes resetting filter fiber as needed).
2. Raise and repair existing fencing and gates to eliminate court damage.
3. Remove the two magnolias at the south end of the west court.
4. Add lighting to walkway to racket courts.
5. Courts
 - a. Repair and resurface both courts, fill cracks and areas where there is damaged fiberglass, level "bird bath" spots.
 - b. Convert the east tennis court to two pickleball courts with posts and nets.
 - c. Line the west court for tennis and pickleball and install a new tennis net (and replace posts if found to be non-functional).
 - d. Add fencing between the two new pickleball courts.
 - e. Add permanent covered seating (approximately 12 feet long) area and fencing between east and west courts.
6. Miscellaneous equipment etc.

IOB Racquet Courts Proposed Configuration



3/7/2024

IOB Treasurer Report HOA Members Only

IOB Racquet Courts Proposed Configuration – Quotes and Cost Estimates

- Talbot Tennis Contract being revised to bring into final form
- Increase of \$3.6K

Vendor	Workscope									Total	Increase	Notes	
	Court Conversion	Add Fencing between Courts	Padding on fence between PB courts	South End Retaining Wall	South End Court Repair	Repair/Repaint of Existing Fencing/Gates	Lighting of Walkway to Courts	Seating Area between East and West Courts	Remove two (2) Magnolias, South End				
Howard B. Jones & Son	No Bid												
The Tennis Court Doctor	\$65,412	\$13,000			\$6,800						\$85,212		Withdrawn bid
Everline	No Bid												
Carolina Sport Surfaces	\$29,800	Not broken out									\$29,800		Additional costs for crack repair not quantified (> \$4K)
Talbot Tennis	\$28,872	\$5,851	\$850								\$35,573	\$2,874	Contract signed 8 Feb 2024 (prior estimate was \$525,998 for the court conversion from Quote 15 Nov 2023)
MAJ Enterprises				\$3,900	\$9,180						\$13,080	\$680	Contract signed 24 Feb 2024 (prior estimate was \$3600 and \$8500)
TBD								\$10,000			\$10,000		
TBD							\$1,000				\$1,000		
TBD						\$2,000					\$2,000		
TBD									\$1,000		\$1,000		
									Misc.		\$1,000		
									total =		\$63,653	\$3,554	
									Deposit with Talbot Tennis		\$2,000		
									Balance =		\$61,653		

MANAGEMENT REPORT – ROBERT BUNDY

- Management was in I.O.B. in February on the 5th, 13th, 20th and 28th.
- Paul Tallmage has almost finished the lot clean up. He still has some association owned property to do.
- The most recent invoice from BJW&S for the Clubhouse is back to normal.
- The two additional surge protectors at the front gate have been installed.
- According to Jana, Custom Security is to install a timer on each of the battery backups and replace the sticking keypad on the Clubhouse at no cost.
- After meeting with the Board, Custom Security sent a revised proposal to update the Security System at the front gate and clubhouse camera system. The proposal was forwarded to the Board.
- The two signs to go at the entrance to the Deer Island gate, were installed.
- Management asked Davis Yoakum with Bay Point Dock & Marine and Duncan O’Quinn with O’Quinn Marine for a quote to replace over 100 wear boards on the Deer Island Bridge.
- Management was notified by Year Round Pool that the Cyanuric Acid (CYN) levels were high and that it would be necessary to partially drain the pool to lower the level.
- The Greenery was asked to test the backflow preventor device at the De La Gaye Dock walkway.
- Management accepted the Greenery Work Order # 62661; This is the Islands Avenue ROW Buffer Landscape Planting.
- The Beaufort Jasper County Association of Realtors was notified that there is now only one code for Realtors and that it will change periodically. The code was then sent to members only.
- The financials were emailed to all board members March 5, 2024.
- Statements were mailed and emailed to owners with balances on 3/4/24. \$250 late fees for unpaid balances will be applied on 3/4/24. There are 5 owners on the delinquency list for 2024 fees as of 3/11/24.
- There has been a good response to the online owner update email blast that was sent out. The directory will be put on the documents page on the owner portals in Buildium sorted by lot number and also by last name in pdf format. A copy of both directories was emailed to the board yesterday. A copy of the directory by lot number is included in the meeting package.

2024 Closings (2023 Closings= 19)

1/19/24	Lots 2-015/2-016	59 Anchorage Way	Folly Properties (John Wynn)	House (Jones)
1/19/24	Lot 1-003	109 Five Oaks	Leslie Frank & Helen Davis	House (Shaw)
1/26/24	Lot 2-023	32 Anchorage Way	David & Terri Tilley	House (Urban)

Pending Closings that attorneys have requested a certification of assessment:

3/29/24	Lot 1-005	118 Five Oaks Cir	John & Kristin Carter	House (Nechtman)
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The IOB Directory, pending approval by the Board, will be uploaded to the IOB website (Owner protected area). May need to review security of this further.

MARKETING AND COMMUNICATIONS COMMITTEE

Alex reported that Shauna Biship is stepping down as Chair of the committee due to other commitments. The committee will be transitioning to a new chairperson. The marketing and communications committee focus in 2024 will be the website refresh.

ARCHITECTURAL REVIEW BOARD (ARB) – FRED MUELLER/ BILL QUARLES

- Currently there are 96 residences built at IOB. There are 4 residences under construction – 2 on the mainland, and 2 on Cotton Island.
- There are 14 double lots and 10 lots are HOA owned.
- There are 65 lots to be developed. 67% absorbed.
- The ARB administrator continues to receive inquiries regarding building on several recently purchased lots as well as questions regarding building requirements from prospective lot purchasers.

The status of residences under construction as visible from the street is listed below:

Moody: 272/276 Dela Gaye III-38/39
Permit Issued 10-9-23
Foundation Survey Date 11-30-23
Framing complete

Brown: 6 Sunset Court IV-6
Permit issued 12-15-23
Foundation ongoing

Cunningham: 316 Dela Gaye III-68
Permit issued 11-27-23
Foundation Survey Date: 1-5-24
Framing complete

Northcutt: 410 Islands Avenue IV-22
Permit Issued; will be clearing property shortly

Status of ARB reviews/construction.

Block: Lots 65/66. 105/107 Palmetto Pl. Preliminary review approved. On hold until late 2024

Brown: Lot 6 C.I. 106 Sunset Court. Pouring Foundation.

Brown: Lot 50. 104 Palmetto Pl. Final review approved. With Builder for Pricing.

Cunningham: Lot 68, 316 Dela Gaye. Siding started.

Gillette: Lot 16 Phase 1. 224 Dela Gaye. Final ARB review at March meeting. Will start construction April/May 2023.

Knight: Lot 30. 240 Dela Gaye. Final review approved. Is being sold as “spec”.

Kleckowski: Lot 83. 329 Dela Gaye. Conceptual plan approved at Feb. meeting. With architect.

Lahn - lot 84. 325 Dela Gaye. Preliminary review approved at Feb. meeting.

Martin: Lot 5 C.I. 108 Sunset Court. Final ARB review at March Meeting.

Moody: Lots 38/39. 272/276 Dela Gaye. Siding done, windows in, painting started.

Northcutt: Lot 22 C.I. 410 Islands Ave. Permit issued. Clearing to start mid-March.

Tretheway: Lot 99. 293 Dela Gaye. No activity; probably won't build.

Other Information:

- Each project has its own gate code for subcontractors. Fred has a copy of the codes. The codes are only available during allowed working hours.
- Each approved construction company has their own gate code.

CLUBHOUSE REPORT – DAVID & NANCY BRANDT/ERIC POWELL

- Pool – It was suggested that the pool be opened by Friday, March 29th (Good Friday) since there may be relatives visiting homeowners on Easter weekend. Robert Bundy will check with Year Round Pools to see if the maintenance needed for that can be arranged.
- A cleanup of the pool area is scheduled for Saturday, March 23rd. Residents who are able to assist are encouraged to attend and bring cleaning supplies.
- Eric reported that the ice machine in the kitchen was repaired. It is possible this could have been the culprit for the extra water usage and larger than normal water bill last month.
- Eric sent a scope of work/budget proposal for the Clubhouse to David. This is similar to the proposal sent last fall, but this updated proposal includes prioritizing. This information will be presented at the next meeting.
- Three Palms Bistro attendance has gotten lower. Now that the weather is warming up, we will likely be transitioning to Docktails on the De La Gaye Community dock. (Refer to Social Committee report for more information.)
- The committee is considering changing to internet streaming and getting rid of cable boxes. This change would be half the cost of cable. It does not appear the TVs are being used all that frequently using cable options (Clubhouse or gym area.) Alex recommended, as he did a few months back, that we should probably look at upgrading televisions in the Clubhouse area.

Other Information:

- A question was raised about the lighting around the pool and the possibility of looking at more low lighting. Alex responded that the lighting currently in place, including the flood lights, is required by DHEC. Additional lighting can possibly be considered if there is interest.

SOCIAL COMMITTEE – KIM DAVID & DONNA GENCO/DAVID JUSSAUME

- The Social Committee met on March 5, 2024. Attendees were Joanne Beyer, Kim David, Kaye Ertter, Heather Lattanzio, Susan Sullivan
- Planned events for 2024:
 - March 9, 2024 - Chili Potluck at 5:30 pm. Approximately 35 people attended. All seemed to enjoy sampling the various entries and socializing.
 - May 4, 2024 – Derby Day with a Cinco de Mayo theme – 5:30 pm. The race begins around 6:30. Invitations will be sent on April 8th with RSVP due by April 29th. Guests are asked to bring Derby and Cinco de Mayo themed food. Contests will include ladies' best hat and men's best bow tie or hat.
 - April 19, 2024 - The committee plans to start Docktails the third Friday in April. Joanne is making a flyer.

- July 4, 2024 – Reading of the Declaration of Independence with coffee and baked goods – 9:00 am. The program will begin at 9:30 pm.
- October 19, 2024 – Annual Party Kim received a quote from Jimmy Fitts Catering. It comes out to about \$22 per person. Kim will secure a contract and invoice from the caterer. The committee continues to research possibilities for live music.
- (Tentative New Event) Porch Party, September 28th. This event would be similar to Merry Mingle. The hosts would supply their porch, paper products, water, etc. Guests (no more than 10 per porch) would bring a drink and dish to share.
- December 14, 2024 (Tentative date) – Merry Mingle (No further updates at this time)
- Joanne has been working with Kathy Bundy to determine which owners want to receive emails about Social Committee events and updates. (See reference to this in the Bundy Management report.)
- The committee would like to do a survey to see what social events the community would like to do.
- Joanne has been in contact with the Beaufort County School District School Counseling Director to inquire about opportunities for philanthropic efforts.
- The Committee discussed ways to get the men in the community involved...maybe a poker night or something similar.
- The Social Committee's next meeting is scheduled for April 1st at 6:00 pm at the Clubhouse.
- For more information, refer to the Homeowners section of the IOB website:
<http://www.islandsofbeaufort.com/wp-content/uploads/2024/02/2024-Social-Events.pdf>

GROUNDS & LANDSCAPE COMMITTEE – KATHY WHITEHEAD/CARMEN DILLARD

- The committee did not meet March 7th as initially scheduled as there were no pressing items to discuss or act upon.
- The Board approved The Greenery's proposal of \$8,300 for additional planting along Islands Avenue at the February Board meeting. This work is expected to begin by mid-March.
- Refer to the Greenery report below for further updates.

February 2024 Greenery Updates from Carmen Dillard

- Retention Pond Clean-up
 - All retention ponds have been cleaned.
 - The ponds are visited weekly by the crew to check on any cleanup needs.
- Deer Island – Continuation of regular maintenance
- Clubhouse
 - Distillery and Plum Yew plants in front of the Clubhouse were treated in January with deer repellent. There is no new evidence of deer eating on them since then. The crew continues to monitor these plants.
 - Weather conditions should be warm enough by end of March/early April to do planting in the large planter. The Greenery reps recommend planting annuals.
- Requests for Proposals/Quotes for Board Review
 - On March 5th, Kathy Whitehead and Carmen met with Romario and John from The Greenery to look at areas throughout the community where dog fennel (and the spread of it) is problematic. Kathy had marked these areas on IOB maps several weeks back when the dog fennel was still visible before the cold weather arrived.

Copies of these were shared with them as each area was pointed out on a drive through the community. Recommendations and a quote for initial maintenance these areas will be forthcoming.

- Carmen requested a proposal for adding river rock to existing pipeline areas across from the DI entrance and near 300 De La Gaye. These areas were also investigated further on March 5th during the meeting with Romario and John.
- Cotton Island
 - Fallen limbs were removed from Lot 17.
 - Treatment of the lawn area of the park for weeds will occur end of March/early-mid April when the weather is warmer.
- Community Area Plants Damaged by the Recent Frost
 - Front entrance and Deer Island plants and plants in front of the clubhouse damaged by frost have been pruned, fertilized, and will be monitored over the next few weeks to see if new growth comes back.
- General
 - The back flow systems was tested by Lee White. The report was submitted to and accepted by BJWSA.
 - Pre-emergent was applied to mitigate weeds in the turf areas .
 - The Society Garlic beds in the center area between the front gates will be replenished in the next couple of weeks.
 - The crew continues to monitor and clean swales/drainage streams as needed removing debris that can clog water flow and create possible flooding.
 - The Greenery reps recommend that spring pine straw and mulch application be done in mid/end April after the oak leaves have fallen. The pine straw/mulch spreading is expected to take 2-3 days.
 - A virtual meeting with The Greenery was held on February 25th. Additionally, Romario continues to email weekly reports to Carmen. The next meeting is scheduled for March 29th.

Other Information:

- Robert Bundy will check with Paul Tallmage to see about removing part of a tree that recently fell by the walkway area at pipeline greenspace marker.
- A question was asked about what funds were used for the Chinese Tallow tree project. Alex responded that common funds paid for common area property.
- The white picket fence has two pickets out. Eric commented that the fence will eventually need to be replaced.
- There are some lights out near the IOB entrance, including the IOB icon light. Alex will investigate.
- With the leaving falling, drainage issues have arisen in a couple of areas. The group was reminded of the importance of not blowing leaves into the storm drains.
- A question was raised about drainage into marshes. Alex responded that we are allowed to drain into marshes, but if the area is designated a federal wetland, there are federal implications and requirements for those areas.

OPEN SPACE COMMITTEE – LINDA TUNSTALL/ALEX KENT

- In Linda's absence, Bruce Sullivan shared that the committee had first official meeting and is in very early stages.
- Alex shared that Bill Prekop met with county officials and was able to obtain an aerial shot of IOB. This shows an overlay lot lines, drainage systems, and common property. There is the potential for using publicly available funds for green space, possibly also protecting the school district property adjacent to IOB.

OLD BUSINESS

- CI/DI Bridge Pedestrian Walkway Update – Alex Kent
 - A workday was held about 2 weeks ago. About 6-8 people assisted for 3-4 hours to de-splinter the bridge and prep the walkway. We are now poised to finish the primer coat, then put the topcoat on.
 - Alex says he hopes to have the walkway area completed by end of next month, weather permitting.
 - David Jussaume is starting to prep the DI bridge.
- Tennis Court Repairs/Pickleball Court Conversion Status – Robert Bundy/Jeff Weber
 - MAJ started work; came back to do some corrections that were not up to standard. A meeting was held to discuss this, and the owner will come out and personally supervise the needed work. The work has to be completed to a certain level before Talbot Tennis can start their work. Talbot voided the first contract and we are negotiating to reinstate it. A determination needs to be made on the best solution for a structure that will go between the courts for people to sit/store their personal belongings. Since the shade is on the side of the court, benches in that area may still be needed. Alex commented that trying to find the best balance is important as well as getting the resurfacing done correctly.
- Retention Pond Cleaning – Carmen Dillard
(Covered during Grounds and Landscaping Committee report)
- Cotton Island Floating Dock – Dredging/Repairs – Alex Kent
 - Alex contacted Duncan O'Quinn and Davis Yoakum; both are Marine Contractors and have dock building companies.
 - Duncan sent out a crew to look at the dock and had some good suggestions. Ocean and Coastal Resource Management (OCRM) will also send a representative out to give thoughts.
 - Marine contractors cannot do dredging, but the community can do a general cleanup of the high spots to alleviate the bowing of the floating dock.
 - We might want to see what it would take to do that before OCRM comes out. The muck can be displaced muck with hydraulics.
 - The lack of use by having boats and jet skis come through out there hasn't stirred things up enough to keep muck from building up.
- Access/Security System Issues and Contract Update – Alex Kent/Robert Bundy
 - The Board and Bundy Management received a bid from Custom Security. Afterwards, a meeting was held with Custom Security representatives, Robert Bundy, and all IOB Board members. After further discussion of some key issues and concerns with the current system, the Custom Security reps were sent back to further work on the quote. One discussion point was the problem with tail gating. The reps

described how a secondary arm might help prevent tailgating and would also allow for the gate to stay open during heavy traffic time by just using the arm. A revised quote has been sent to the Board for review.

- Bundy Management reduced 42 realtor codes to just one code for all realtors. This will be updated quarterly.
- Bundy Management continues to work reducing the number of gate codes and have shut off some that no longer need to be active.
- Sidewalk survey – Eric Powell/Carmen Dillard
Eric and Carmen went through the community last fall to pinpoint problem areas and offered possible remedies:
 - Turn out the sidewalk toward the street.
 - For homes under construction or soon to start construction (where there is a sidewalk concern), take out the sidewalk as part of the building and landscaping plan.
 - Repair/replace slabs where feasible (i.e. buckling by tree roots, fill dirt under low lying slabs)
 - Clubhouse area:
 - If additional parking is created for the Clubhouse (to the left side of the driveway), replace/correct the “sidewalk slant” at that time.
 - Remove 3 sections to the left of the manhole (area to the right of the walkway to the Clubhouse entrance. Even out and level off the slabs.

NEW BUSINESS

- Kayak Storage Survey and Rental Agreements – Alex Kent
 - Some residents are only looking for a storage place and don’t use the kayaks that much.
 - About 6-8 residents are interested in having a slip for their kayak. The community is in need of storage space.
 - The challenge is to how to fairly distribute slots. In researching how other communities to this, many vary in their approach. Some do a lottery every year. Others raise the rates to see who really wants a spot. Some monitor kayak usage, and if not used, that space is offered to someone else interested in acquiring a space.
 - Some issues uncovered when investigating IOB Kayak storage:
 - There is one resident who has a spot that has been empty for 4-6 months.
 - One is advertising their kayak spot with the sale of their home. (Not allowable)

Other comments:

- Some residents have been paying for spots for several years and want to keep their spots, even though they may not physically be able to use kayaks currently. Part of the proceeds have been used to install kayak stands.
- We have new people moving into community who are interested in having kayak storage.
- If Lot 17 (next to the CI community dock) is used for kayak storage, consider a kayak cart.
- Alex concluded that the Board will look at many possible options.
- Robert Bundy reported that the drain at 217 DLG is flooding onto the street, along with two drains on CI. He will ask Leon for an estimate to muck them out.

- The left hand fan in the gym is not working. Eric has called an electrician to address this.
- A quote will be requested by arborist/tree companies to take out the pine tree that is leaning considerably.

A MOTION WAS MADE TO ADJOURN AT 3:02 PM. THE BOARD WENT INTO EXECUTIVE SESSION.

THE NEXT MEETING IS SCHEDULED FOR TUESDAY, APRIL 9TH AT 1:30 PM AT THE CLUBHOUSE.