



ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, April 9, 2024

1:30 PM

CALL TO ORDER AT 1:30 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Carmen Dillard, Bill Quarles, David Jussaume, Robert Bundy, Scott Whitehead, David Brandt, Richard Bayer, Linda Tunstall, Janet Santoro, Laurie Babernitsh, Donna Genco, Kathy Gardner

COMMUNITY COMMENTS

(None)

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

- The approved March 2024 minutes were sent to Kathy Bundy and PickleJuice (who manages the IOB website) on 3/28/2024 in advance of this meeting.
- There were no additional comments.

FINANCE REPORT - DAVID JUSSAUME/ALEX KENT

Islands of Beaufort HOA Treasurer Report

April 9th, 2024, BOD Meeting

Status as of March 31st, 2024

Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$107.6K.
2. Unpaid 2024 Assessment: 3 properties.
3. Bridge insurance: \$2M limited coverage selected.
4. Bridge insurance premium NOT yet accrued in total spend.
5. Reimbursement received from Greenery for double payment (\$1,728).

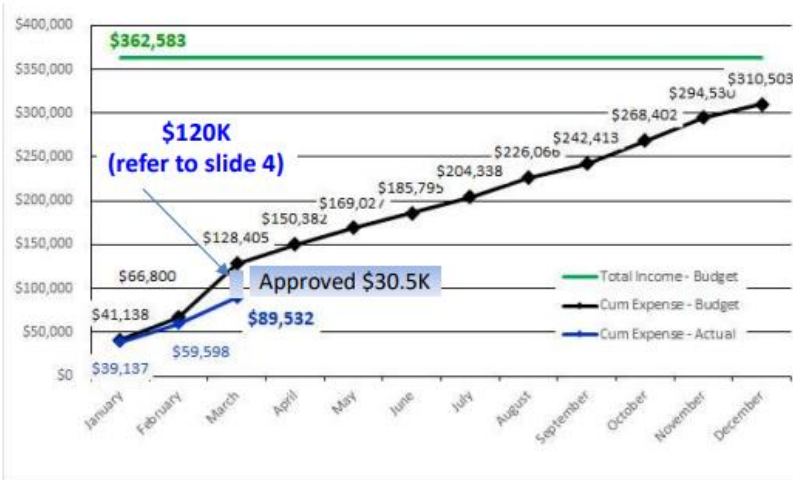
Look Ahead

1. Rate of spend in Common Area Reserves.

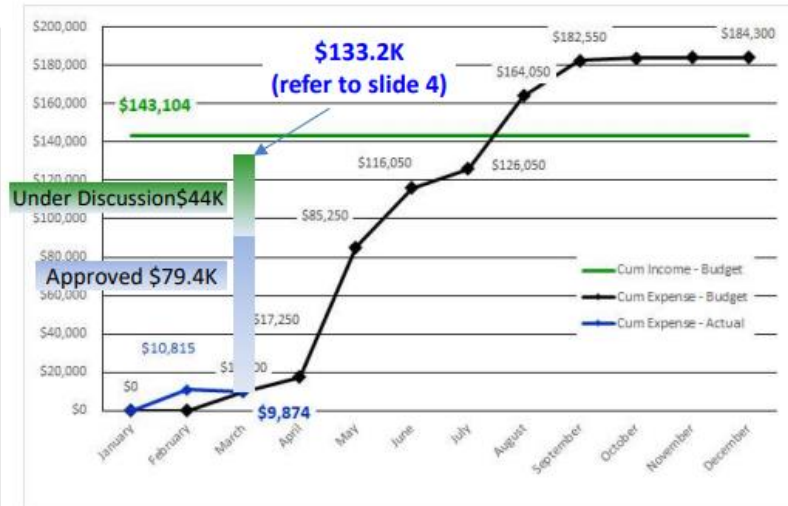
Decisions Required

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	\$625	\$260	\$365
Management Fees	\$7,606	\$7,873	(\$268)
ARB Services	\$4,063	\$4,986	(\$924)
G&L Maintenance	\$14,411	\$13,655	\$756
G&L Comm	\$16,953	\$18,375	(\$1,423)
Insurance & Taxes	\$61,690	\$23,687	\$38,003
Marketing	\$2,450	\$2,390	\$60
Clubhouse	\$3,323	\$3,726	(\$404)
Pool	\$3,738	\$4,167	(\$430)
Main Gate	\$2,424	\$2,066	\$358
Social/Hospitality Committee	\$1,300	\$11	\$1,289
Utilities	\$7,763	\$8,136	(\$374)
Total	\$127,143	\$89,532	\$37,611



Common Area Reserves	budget	actual	under (over)
Grounds and Landscaping	\$10,000	\$0	\$10,000
Clubhouse	\$0	\$1,296	(\$1,296)
Communication and Marketing	\$0	\$0	\$0
Bridges	\$0	\$1,059	(\$1,059)
Gates and Security	\$0	\$6,870	(\$6,870)
Roads and sidewalks	\$0	\$0	\$0
Racquet Courts	\$0	\$0	\$0
Other	\$0	\$649	(\$649)
Unplanned	\$0	\$0	\$0
Total	\$10,000	\$9,874	\$126

Actual was \$2K, funds returned parking signs

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	\$403	401	\$2
Irrigation Water	\$313	148	\$165
Grounds and Landscape Contract	\$1,500	1503	(\$3)
Backflow Preventer Test (@ 47 Anchorage Way)	\$0	0	\$0
Landscape Maintenance - Materials and Labor	\$0	1494	(\$1,494)
Causeway Electrical (for gate operation)	\$156	205	(\$49)
Gate maintenance, repairs, parts	\$0	3226	(\$3,226)
Stormwater Infrastructure Maintenance	\$0	0	\$0
Bridge Insurance	\$26,600	0	\$26,600
	\$30,081	\$8,088	\$21,993

No bridge insurance

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)

Not yet Accrued – Approved and Discussed

2024 Common Area Spend - not yet accrued		Approved	Discussed	
Operations				
	Trim and demoss 4 trees @ CH	\$1,200		
	Bridge Inspection increased cost		\$500	
	Remove pine tree	\$600		CI Lot 17
	Bridge Insurance	\$28,630		
	Information used on Slide 2 Operations total =	\$30,430	\$500	
Reserve				
	Explore options @ CI Dock	\$2,500		dock head permitting
	Repair of CI Dock - floating dock		\$2,500	
	Racquet Court Update	\$63,653		refer to separate summary
	CH Shutters		\$1,000	
	Islands Ave landscape extension	\$8,300		The Greenery
	Dog fennel treatment	\$4,903		The Greenery
	New Roof - CH		\$27,901	Don Juan Roofing
	River rock		\$12,579	
	Reserve total =	\$79,356	\$43,980	Information used on Slide 2

Historical Cost of Bridge Insurance and Insured Value

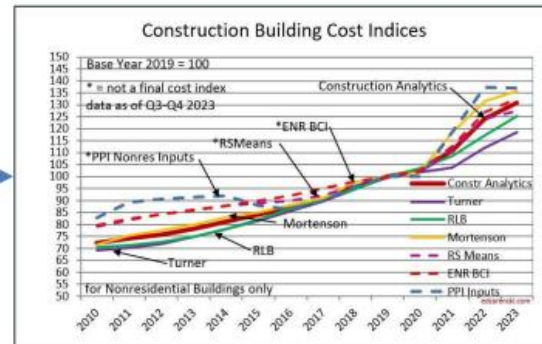
In 2018 Bridges “Re-Valued” to \$3.188M
 In 2022 Insurance Deductibles were Increased

2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
\$35,457	\$35,457	\$32,489	\$29,309	\$29,839	\$51,940	\$51,941	\$56,818	\$59,827	\$52,075	\$57,562	
					CI	\$32,463	\$33,085	\$34,837	\$30,204	\$33,386	
					DI	\$19,478	\$23,733	\$24,990	\$21,872	\$24,176	
					CI %	62.5%	58.2%	58.2%	58.0%	58.0%	
					DI %	37.5%	41.8%	41.8%	42.0%	42.0%	
Cost of Insurance, yr / yr % Increase -->				1.8%	74.1%	0.0%	9.4%	5.3%	-13.0%	10.5%	
		CI	Valuations used for bridges -->		\$1,820,000	\$1,820,000	\$1,820,000	\$1,820,000	\$1,820,000	\$1,820,000	
		DI			\$1,368,000	\$1,368,000	\$1,368,000	\$1,368,000	\$1,368,000	\$1,368,000	
				Total Value	\$3,188,000	\$3,188,000	\$3,188,000	\$3,188,000	\$3,188,000	\$3,188,000	

Declared Valuations Kept Constant despite Inflation

Re-Valuation of Bridges based upon:

- CPI data
- O'Quinn experience
- Construction Analytics



CPI Inflation Adjusted Valuations	\$3,261,324	\$3,306,983	\$3,538,471	\$3,768,472	\$3,896,600	←
O'Quinn (up @ least 20% from 2018)					\$3,825,600	←
Construction Analytics (18%) Low					\$3,761,840	
Construction Analytics (27%) Mid					\$4,048,760	←
Construction Analytics (36%) High					\$4,335,680	

Assuming that the Replacement Cost of the Bridges has indeed increased (since 2018) and then using an Average of the CPI, O'Quinn and Construction Analytics values the **Replacement cost of the Bridges would be \$3.923M.**

Bridge Insurance Quotes and Associated Deductibles

- Chart below reflects different “Insured” values.
- 2024 Budgeted \$63,325 for Insurance
- Policy requires a “at least 90% coverage valuation” of bridges

Islands of Beaufort Bridge Insurance Options								
Total Length of CI and DI Bridges Combined= 1,551 feet								
Email date	Insured Value	Premium	AOP	Wind/Hail	Earthquake	Flood		
7-Mar	\$3.5M	\$67,575	\$25K	5%	5%	5%		
15-Mar	\$3.188M	\$62,078	\$25K	5%	5%	5%		
27-Mar	\$3.188M	\$58,228	\$25K	5%	0%	5%	<-- No Earthquake Coverage	
15-Mar	\$2M	\$53,212	\$25K	5%	5%	5%		
27-Mar	\$2M	\$49,362	\$25K	5%	0%	5%	<-- No Earthquake Coverage	
			AOP --> All Other Perils					

Quote for Same Coverage as 2023



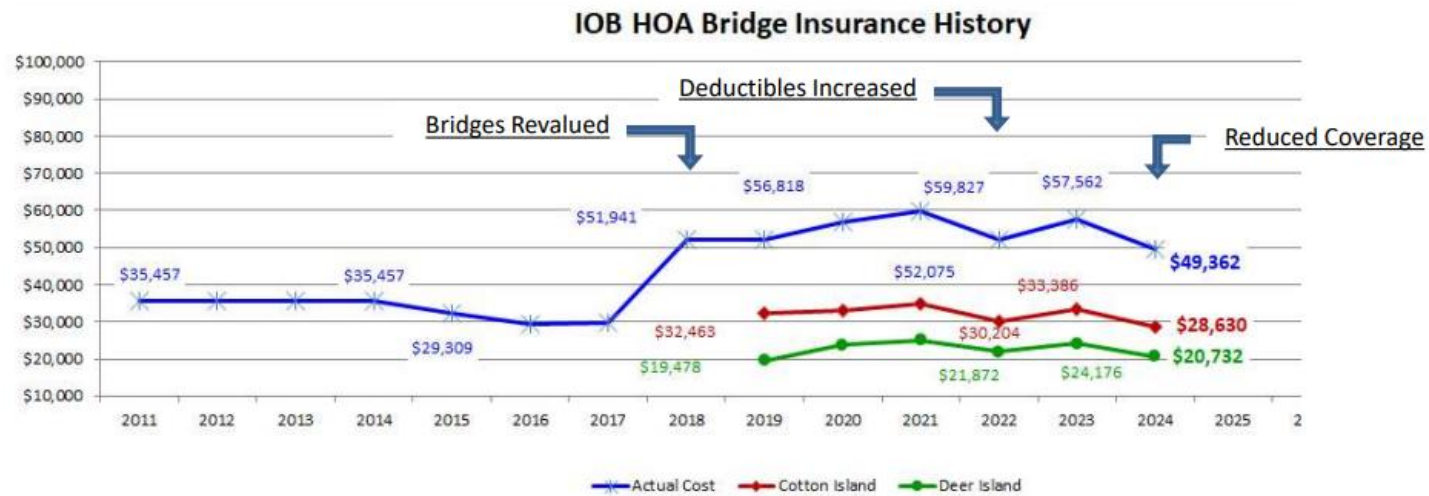
Using the **Averaged Replacement Cost Value of \$3.923M** and then factoring by $3.923/3.188 \times \$62,078$ (from above) results in a “possible” insurance Premium of \$76,582.

The cost for insurance in 2023 was \$57,562

Bridge Insurance Cost History

- BOD selected a Limited Coverage of \$2M for 2024
- No Earthquake Coverage

2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
\$35,457	\$32,489	\$29,309	\$29,839	\$51,940	\$51,941	\$56,818	\$59,827	\$52,075	\$57,562	\$49,362	
					\$32,463	\$33,085	\$34,837	\$30,204	\$33,386	\$28,630	
					\$19,478	\$23,733	\$24,990	\$21,872	\$24,176	\$20,732	
					62.5%	58.2%	58.2%	58.0%	58.0%	58.0%	
					37.5%	41.8%	41.8%	42.0%	42.0%	42.0%	
Cost of Insurance, yr / yr			1.8%	74.1%	0.0%	9.4%	5.3%	-13.0%	10.5%	-14.2%	



Bridge Area Calculation
(data from bridge inspection reports)

	Length (ft)	Width (ft)	total area	% Area
CI Bridge Length x width =	891	22	19602	58.0%
DI Bridge Length x width =	660	21.5	14190	42.0%

Cost split between bridges based upon area

MANAGEMENT REPORT – ROBERT BUNDY

- Management was in I.O.B. in March on the 6th, 7th, 12th, 22nd, 26th and 28th.
- Paul Tallmage has finished the lot clean up and bills were sent to owners.
- The Greenery was asked to test another backflow preventor device at 47 Anchorage Way. (BJWSA is requiring that this be done.)
- The proposal from the Greenery to treat several areas for dog fennel was accepted and sent to the Greenery on March 25th.
- Leon cleaned the drains on Cotton Island and the two across from 217 De La Gaye Pt. However, the one on the western side of De La Gaye Pt, the pipe is partially blocked. I (Robert) has asked Whitmore Plumbing if they feel that they can clean the pipe. Robert also talked to Degler Waste Services about cleaning out the pipe. (Water is going through the small drain to the big drain but not fast enough with the 90 degree angle coming out of the box.)
- The two quotes to remove the leaning pine tree on lot 17 on Cotton Island, were forwarded to the Board. One quote was for \$525.00 to remove the tree and \$125.00 to grind the stump. The other quote was for \$600.00 to remove the tree, they did not quote to grind the stump. (The Board approved the quote for \$525.00. Grinding the stump is not needed.)
- McSweeney Engineers, quoted \$7,000.00 to inspect both bridges again. (The Board decided to defer this decision until October 2024.)
- Mike with MAJ stated that they would be on site today to continue working on the tennis courts.
- The March financials were emailed to all board members April 3, 2024.
- The Lot cleanup invoice was received March 25, 2024. 49 lots were billed and statements sent on 3/25/24. Payments are being received for this.
- Delinquency letters and statements were mailed and emailed to 3 owners with balances for assessments on 4/2/24. Interest was applied to these 3 accounts.
- The owner directory was put on the documents page on the owner portals in Buildium sorted by lot number and also by last name in pdf format. An email blast was sent advising owners where to find the directory.

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)
3/29/24	Lot 1-005	118 Five Oaks Cir.	John & Kristin Carter	House (Nechtman)

Pending Closings that attorneys have requested a certification of assessment:

4/22/24	Lot 4-001	101 Sunset Court	Gary & Diane Downing	House (Condon)
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MARKETING & COMMUNICATIONS COMMITTEE – TOM ERTTER/ALEX KENT

- The committee met the week of April 1st.
- The focus areas for the committee continue to be:
 - Refresh of website to make more functional
 - Branding – making IOB more desirable.
- Interest in real estate in IOB was very active during the last month.

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

- Currently there are 96 residences built at IOB. There are 7 residences under construction – 4 on the mainland, and 3 on Cotton Island. There are 14 double lots and 10 lots are HOA owned. There are 65 lots to be developed. 67% absorbed.
- 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
Painting started, roofing complete, HVAC, Plumbing being installed

 - 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
Siding, roofing being installed, HVAC, Plumbing being installed

 - Northcutt: 410 Islands Avenue IV-22
Permit Application

 - Gillette: 224 Dela Gaye I-16
Silt Fencing in place, Permit Application
Tree removal scheduled week of 4-1-24

 - Martin: 108 Sunset Court IV-5
Silt Fencing being installed week of 4-8-24

 - Lahn: 325 Dela Gaye III-84
With the City for Engineering.
- 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, roofing started.
 - Gillette: Lot 16 Phase 1. 224 Dela Gaye. Silt fencing in place. Clearing to start w/o 4-1-24.
 - 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. Plan approved at March meeting. In engineering.

- Martin: Lot 5 C.I. 108 Sunset Court. Plan approved at March Meeting. Silt fencing w/o 4-8-24.
- Moody: Lots 38/39. 272/276 Dela Gaye. Siding done, windows in, painting started, roof completed.
- Northcutt: Lot 22 C.I. 410 Islands Ave. Permit issued. Clearing to start mid-April.
- Tretheway: Lot 99. 293 Dela Gaye. No activity - probably won't build.

CLUBHOUSE REPORT – DAVID & NANCY BRANDT/ERIC POWELL

- David shared there has been discussion with the Social Committee to purchase a cornhole set. (The approximate cost for a wood set is about \$200, and the cost of a plywood set for \$500) They are still discussing a location for the set. If the cornhole set is put on the Pickleball court, it could be removed after use. Bags would be stored inside. Someone mentioned that Habitat for Humanity makes cornhole sets and could possibly personalize. Nancy will pursue that option. The Board approved an amount of \$250 or less to spend for the cornhole set.
- Nancy Brandt and Kathy Gardner have been considering options for a furniture refresh for the Clubhouse. Kathy Gardner shared some of their ideas. Before spending money on furnishings, they will look at flipping existing items to make space more functional first by trying to use pieces in a more useful way. Some ideas they have is to change the sitting area so that area is not closed off for the rest of an event. Rather than the current rectangular dining room table near the kitchen, a round table might fit better in that area, and the existing table could be used as the conference room table as the current table there is quite large for that room. The sofa could be moved to the side wall. The committee plans to move these items around to see if these ideas will work.
- Eric received a roof quote for approximately \$28K from Don Juan for a shingle roof for the clubhouse and pool house. Alex reached out to Patriot Roofing (from Charleston and just opened an office in Bluffton) and received a quote for both areas using a different brand of shingle for approximately \$21,141. Both quotes stipulate that any rotting wood found that needs to replace wood would be extra. Eric will check out difference between the shingles quoted by both companies. There was some discussion about a metal roof vs. a shingle roof (would there be an insurance break, is it important to have a metal roof that is about three times the cost but last approximately 75 years vs. 15-20 years, allows debris to slide off, and is more wind tolerant, etc.) The original roof, which is still in place, is 25-26 years old and has been in need of replacement for a few years. The consensus is a decision needs to be made ASAP to move forward.
- Eric will update quote for new shutters as the last quote was from last year.
- Eric will get quotes on the possibility to change the fluted trim around the windows to a more low county, less formal trim prior to interior painting.
- Soft washing and window washing of the Clubhouse is recommended once the pollen is finished.

Other discussion: Alex Kent and Kathy Bundy talked to a person who can oversee the Zoom operation during the annual meeting. This past year, Alex found it extremely difficult to run annual meeting and to manage the Zoom part of the meeting efficiently. This person provided a quote of \$325 to do Zoom meeting and can interface with AV equipment if needed. There was additional conversation about investigating the possibility of considering another location nearby

with a large conference room as the entire community can no longer fit in the Clubhouse for meetings, even with some participating via Zoom. Robert Bundy and Alex Kent will research other possibilities.

SOCIAL COMMITTEE – KIM DAVID & DONNA GENCO/DAVID JUSSAUME

- The Social Committee met on April 1st. **Members present:** Joanne Beyer, Kim David, David Jussaume (Board liaison), Heather Lattanzio, Susan Sullivan
- Planned events for 2024:
 - **May 4th - Derby Day with a Cinco de Mayo theme – 5:30 pm.** The race begins around 6:30. Invitations will be sent on April 5th with RSVP due by April 26th. Mint julips, margaritas, and a mocktail option for both will be available. The committee will also provide Mexican beers. Guests are asked to bring Derby and Cinco de Mayo themed food. Contests will include a prize for the lady’s and man’s best dressed outfits.
 - **July 4th - Reading of the Declaration of Independence – 9:00 am** Coffee and baked goods will be available, and the program will begin at 9:30 pm with the reading and patriotic music. The committee is sending a survey out soon (more information below)*. Residents will be asked on one item of the survey if this format should be changed to mid-day and include a cookout.
 - **September 28th - Porch Party** Hosts will supply their porch, paper products, water, etc. Guests are asked to bring a drink and dish to share.
 - **October 19th - Annual Party** The committee continues to research possibilities for live music and will see the band *Stuck in Time* on April 6th to determine if this is a good option. Will be listening to another band in a couple of weeks. If needed, they will also contact local establishments for their suggestions for entertainment.
 - **December 14th - Merry Mingle** (More information later.) Already asking neighbors to host.
- Joanne developed a survey. Joann, Donna, and Kim met with David Brandt, who has a survey tool and will assist. The purpose of this survey is to assess event attendance and obtain feedback on social events community members would like to see included.
- Philanthropic efforts (no new business)
- The Social Committee’s next meeting is scheduled for May 6th 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>

Other discussion: While this event is not part of the Social Committee, the first “Docktails” for 2024 will take place on Friday, April 19th beginning at 5:00 pm on the De La Gaye Community Dock. Afterwards, “Docktails” will take place the third Friday of each month through November. Susan Sullivan and Joanne Beyer will be coordinating these.

GROUNDS & LANDSCAPE COMMITTEE – KATHY WHITEHEAD/CARMEN DILLARD

- The committee met April 4. With the upcoming completion of the additional plantings along Islands Avenue, the primary agenda item was to decide our approach for the remaining 2024 projects: reducing erosion of the easement into the street along De La Gaye lots 72-74,

improving the appearance of certain street islands, and de-mossing/pruning up to 10 specimen live oaks on IOB property.

- Carmen requested that Lee White and Romario from the Greenery meet on-site with Kathy Whitehead and Kathy Gardner during the week of April 22 to suggest possible solutions for the easements and street islands.
- Carmen asked John Buzzell (Greenery's arborist) to identify the ten live oaks on IOB property that most need to be pruned/de-mossed.
- We decided to discontinue the quarterly newsletter, for lack of a volunteer editor/publisher. Landscape-related communications with residents can be handled in other ways.
- Carmen suggested to the Greenery that the large planter be moved to the pool area, near the shower where there is a vacant area for planting. Seasonal plants could be installed and changed out as the weather and sunlight exposure varies during the year. She will check on irrigation needs and availability there.
- There are some dead limbs overhanging the playground area that need attention, along with a tree that has large bumps on it and is dead at the top.
- There was a suggestion that after the Islands Avenue plantings are installed, some of the pathway light fixtures in that area be replaced with uprights to highlight the new plantings, and the pathway lights re-used in areas with walkways.

March 2024 Greenery Updates from Carmen Dillard

- Ongoing communication with The Greenery
 - During the course of the month, Romario Blackwood (Client Relationship Manager for IOB) emails weekly reports to Carmen on work accomplished and plans for work to be done the following week.
 - With the enormous amount of falling leaves from oak trees this time of the year, a significant focus of the crew during March was blowing off sidewalks and streets and picking up debris to keep (to the extent possible) a clean appearance of the community.
 - The monthly virtual meeting with The Greenery was held on March 29th. The purpose of these end-of-month meetings is to review work done the past month, get updates on work in progress, and discuss work being planned for the upcoming month. The bulleted items below were discussed.
 - The next monthly meeting is scheduled for April 26th.
- IOB Entrance Area
 - Oleanders were pruned away from fence and maintaining uniformity.
 - Grasses near the front entrance that were damaged by the cold were fertilized.
 - Society Garlic in the first bed at the IOB entrance were replaced.
- Deer Island - Over the next few weeks, the crew will be working on the following:
 - Transfer ginger plants at DI entrance to replace dead/declining plants – where needed.
 - North landscape island
 - Assess struggling farfugium on north end of the north landscape island to see if there is too much sun for the plants. Now that the new leaves are coming out on the trees, Romario will look at the number of hours of sunlight these plants are getting. Anything over 8 hours is too much sun.
 - Treat farfugium on east side of north landscape island that have leaf spot.
 - Check irrigation on the landscape island to make sure it is working properly.

- Re-landscape island on Deer Island Causeway
 - Mulch the entire island (no grass)
 - Remove baby palm tree as it will grow too large and interfere with live oak.
 - Clean up saw palmettos
- Clubhouse
 - Distylium 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, however, the plum yew have not come back to the extent desired and made need to be replaced. 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.
- Cotton Island
 - The Greenery sprayed the dollar weeds in the common area on Cotton Island. Now that the growing season is beginning, the weeds can be suppressed and allow the turf to take its place. This will continue to be monitored to determine if follow-up applications or turf replacement is necessary.
 - Additional herbicide was applied the week of March 18th.
 - Debris on Lot 17 was cleaned up to maintain the overall appearance of the area.
- Retention Ponds, Swales, Drainage Streams

The crew continues to frequently monitor and clean retention ponds, swales, and drainage streams (as needed) by removing debris that can clog water flow and obstruct proper drainage.
- General
 - The buffer landscape work along Islands Avenue (approved by the Board in February) was installed on April 6th. The entire job is expected to be completed by the week of April 15th.
 - Pine straw and mulch for the entire community is scheduled to be spread during the month of April. This is expected to take 2-3 days.
 - Mowing has resumed throughout IOB with warmer weather and new growth.
 - The crew cleaned up the walking trails.
 - Herbicide was applied throughout the community to control unwanted vegetation.
 - The crew will begin pruning dead saw palmetto leaves throughout the community.
 - The lorepetulum on Plough Point will be pruned down 18-24 inches in the next 2-3 weeks.
 - The Greenery plans to investigate the potential source of water near the pipeline area in the area of Lot 15.
 - Dog fennel control – A proposal for this work in the amount of \$4,903 was approved by the Board on March 25th. The Greenery will treat approximately 100,000 sf of land throughout the Islands of Beaufort with post-emergent herbicide. These areas will be monitored and retreated as needed if the dog fennel grows above 18 inches in height. This work is planned to begin in early April before the dog fennel growth gets too high.
- Request for Proposal/Quote for Board Review

Installation of river rock and landscape fabric at the pipeline areas between Lots 14-15 (near the Deer Island Entrance) and between Lots 45-46. A proposal was received on March 23rd in the amount of \$12,578.80 and was emailed to the Board on 3/28/24 for further

consideration. The landscape fabric is intended to control water penetration and future erosion. The quote also includes the installation of 13 CY of brown river rock in both of these areas.

Other discussion: Alex Kent was approached by Battery Shores and Overlook HOAs about cleaning up the landscape and lighting at the corner of Paris Island Gateway and Mink Point Boulevard. There is also signage there with the neighborhood names. (IOB removed their name a few years ago.) The county will not clean up this corner so the Battery Shores and Overlook communities are organizing a clean-up day and will be inviting IOB to help clean this area. Alex requested that the G&LC committee be told about this to see if they might be interested in assisting with the cleanup, along with other volunteers in the community. (It was suggested that an email go out to get more volunteers if the IOB community participates.)

OPEN SPACE COMMITTEE – LINDA TUNSTALL/ALEX KENT

- The committee met for the regularly scheduled monthly meeting on March 26th. Attendees were Kat Klinger, Bill Prokop, Linda Tunstall and Alex Kent
- The committee is researching organizations and potential grants which could provide resources to maintain and increase open spaces within the community. This would support a vision to safeguard wildlife habitats and support conservation and stewardship within our community.
- We are in the process of mapping all existing open space and trails throughout the community to raise awareness of areas available to all Islands of Beaufort residents.
- The committee is researching ideas to enhance the amenities and expand utilization of Belle Grove Park.

Other discussion:

- Linda will be reaching out to G&LC to discuss working on areas that need beautification.
- There is now an aerial map of the IOB community. Robert Bundy will get this framed for the Board Room.

OLD BUSINESS

- CI/DI Bridge Pedestrian Walkway Update – Alex Kent
 - Cotton Island Bridge
 - Another workday can be planned now that the weather is more conducive.
 - Both the coating and initial primer are holding up well.
 - The plan is to do next section of overcoat before doing more sealing.
 - Deer Island Bridge
 - David met with Davis and O’Quinn. They sent an updated statement of work for replacing boards (about 100 boards). David asked Davis on maintaining splinters on the bridge.
 - David suggested considering using coated screws rather than stainless screws. If coated screws are cheaper and last longer than the boards, it might be worthwhile.
- Tennis Court Repairs/Pickleball Court Conversion Status – Scott Whitehead
The IOB Pickleball/Tennis Facility Team reconvened on April 5th
Status of MAJ Enterprises Court Repair/Talbot Decision

- IOB contracted with MAJ to repair the South end of the West court where roots had undergrown the asphalt surface and two raised spots on the North end of the East court for a cost \$13,080.
- A crew from MAJ worked on the courts on March 4th & 5th and unfortunately, did a poor job.
- Talbot, who had been contracted to renovate the courts, was called to see if the work had been performed properly for them to proceed with renovation. After inspection of MAJ's work, Talbot informed IOB that it had voided our contract with them and returned our deposit. They will reconsider if performance standards are met. There is a significant problem in that the courts are basically level and do not drain off.
- Bundy and IOB representatives met with MAJ representative on March 7th to review the work and MAJ agreed that it was unacceptable and would be redone. Bundy relayed to MAJ Talbot's performance standards of a court slope to be .83% to 1% .
- Another meeting with MAJ was held on March 28th to discuss the proper grading of the courts. After conducting a survey of the courts MAJ stated that the slope on several areas of the courts was inconsistent. MAJ will be in IOB on April 9th & 10th to work on the courts.

Seating, fencing and other court issues.

After the IOB Board meeting in February team members expressed a desire to have a custom covered seating structure built between the pickleball and tennis courts instead of extended 4' fencing and a gate.

- Due to cost and concerns about how to construct the structure, team members met again and suggested a SunTrends 10' cabana bench instead.
- David Jussaume responded on March 3rd saying that he did not favor spending funds on a cabana bench type structure and preferred a custom structure. At the March 12th IOB Board meeting, a statement of work for the tennis/pickleball courts, projected costs and a diagram of the renovation was presented.

Recommendations:

- Suspend for now any discussions of permanent seating alternatives and instead have a 4' fence and gate installed between the pickleball and tennis courts as per the original contract with Talbot.
- Appoint a Board Liaison to the Pickleball/Tennis team. (David Jussaume will be the Board Liaison.)
- Inspect all court fencing and determine if the 10' chain link fencing surrounding the courts should be replaced as a future project.

Other discussion:

- There was conversation about previous approval of a backboard on the courts (Circa 2021). It does not appear this backboard was ordered. Given the current situation, Alex commented that the first priority is to get the courts repaired. Afterwards, other options can be considered and brought to the board as a new proposal for approval.
- Cotton Island Floating Dock Dredging/Repairs – Alex Kent
As a follow up with Alex's conversation with Duncan last month, Duncan recommended that we try to remove the high spot. This might allow the floating dock to alleviate the problem, which has gotten worse in the last six months. (Refer to last month's minutes for more information.)

- Access/Security System Issues & Contract Update – Alex Kent
This will be discussed in Executive session.
- Sidewalk Repairs and Possible Removal in Some Areas – Eric Powell/Carmen Dillard
 - Eric commented that some areas need to be shaved down.
 - The Board will meet and do a walk down of the sidewalks to review the survey and recommendations developed last fall by Eric and Carmen.
- Kayak Storage Proposal – Alex Kent
Based on survey results, no one volunteered to move to a shore base, which would be on Lot 17 on CI. We will continue to explore options before building and placing another kayak storage rack.

NEW BUSINESS

- Clubhouse Cleaning Amendment to include front and back porches.
The current contract with Merry Maids does not include cleaning of porches and needs to be revisited. Entering the Clubhouse and first seeing the porches gives an important initial impression.
- The De La Gaye and Cotton Island docks need to be power washed and sealed. It was last done two years ago.
- IOB Website Owner Password Change – Alex Kent
 - Since we have had the same password to enter the property owner section of the website since the website was created several years ago, it is recommended that this password be changed.
 - There would be one password for all the community.
- Clubhouse roofing – Eric Powell (Discussed during Clubhouse Committee report.)
- Alex informed the group that the IOB HOA was served a lawsuit notice last Friday (April 5, 2024). The insurance company will assign us legal counsel. The event in question occurred several years ago. The Board is providing notice to the community that we have an active lawsuit.

A MOTION WAS MADE TO ADJOURN AT 3:18 PM. THE BOARD WENT INTO EXECUTIVE SESSION.

THE NEXT MEETING IS SCHEDULED FOR TUESDAY, MAY 14TH AT 1:30 PM AT THE CLUBHOUSE.