



ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, June 11, 2024

1:30 PM

CALL TO ORDER AT 1:30 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Carmen Dillard, David Jussaume, Bill Quarles, Robert Bundy, Fred Mueller, Heather Lattanzio, Bruce Sullivan, Scott Whitehead, Kathy Whitehead, Patricia Kilcoyne, John Phelps, Nancy Brandt, Steve Tannenbaum

COMMUNITY COMMENTS (None)

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

- The approved May 2024 minutes were sent to Kathy Bundy and PickleJuice (who manages the IOB website) on 6/6/2024 in advance of this meeting.

FINANCE REPORT - DAVID JUSSAUME/ALEX KENT (Begins on next page.)

(The items below are hyperlinked to the report in this document. The title of each report is hyperlinked back to this page.)

[MANAGEMENT REPORT](#)

COMMITTEE REPORTS

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Islands of Beaufort HOA Treasurer Report

June 11th, 2024, BOD Meeting

Status as of May 31st, 2024

Treasurer's Highlights

1. Total *Spend-to-Date* across all 4 accounts: \$227.9K.
2. Unpaid 2024 Assessment: 2 properties (unchanged from April status)
3. Have met with Open Space and Social Committees re: budget cycle.
4. Water usage at 101 Five Oaks.

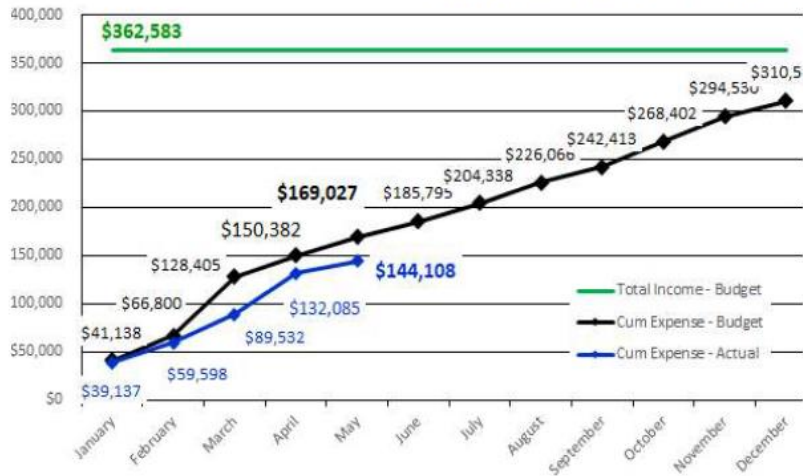
Look Ahead

1. Rate of spend in Common Area Reserves.

Decisions Required

1. Elimination of Video and Phone Service in CH (page 5).
2. Selection of Racquet Court's seating area contractor.

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



Common Area Operations	budget	actual	under (over)
Annual Meeting Expenses	\$0	\$200	(\$200)
Accounting Fees	\$800	\$200	\$600
Legal Services	\$1,042	\$260	\$782
Management Fees	\$12,676	\$12,798	(\$122)
ARB Services	\$6,771	\$7,629	(\$858)
G&L Maintenance	\$31,321	\$22,934	\$8,387
G&L Comm	\$20,444	\$14,875	\$5,569
Insurance & Taxes	\$61,690	\$52,100	\$9,590
Marketing	\$3,000	\$2,840	\$160
Clubhouse	\$5,883	\$5,523	\$360
Pool	\$7,479	\$7,692	(\$213)
Main Gate	\$3,684	\$3,787	(\$103)
Social/Hospitality Committee	\$1,300	\$573	\$727
Utilities	\$12,938	\$12,697	\$241
Total	\$169,027	\$144,108	\$24,919

Common Area Reserves	budget	actual	under (over)
Grounds and Landscaping	\$22,250	\$12,875	\$9,375
Clubhouse	\$58,000	\$14,793	\$43,207
Communication and Marketing	\$0	\$0	\$0
Bridges	\$0	\$1,697	(\$1,697)
Gates and Security	\$5,000	\$6,870	(\$1,870)
Roads and sidewalks	\$0	\$0	\$0
Racquet Courts	\$0	\$15,080	(\$15,080)
Other	\$0	\$1,000	(\$1,000)
Unplanned	\$0	\$0	\$0
Total	\$85,250	\$52,315	\$32,935

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]	\$2,220	2222	(\$2)
Internet [Hargray] for: DI Gate	\$671	668	\$3
Irrigation Water	\$521	242	\$279
Grounds and Landscape Contract	\$2,500	2505	(\$5)
Backflow Preventer Test (@ 47 Anchorage Way)	\$175	161	\$14
Landscape Maintenance - Materials and Labor	\$1,500	1494	\$6
Causeway Electrical (for gate operation)	\$260	337	(\$77)
Gate maintenance, repairs, parts	\$500	3226	(\$2,726)
Stormwater Infrastructure Maintenance	\$0	0	\$0
Bridge Insurance	\$26,600	20575	\$6,025
Total	\$34,947	\$31,430	\$3,517

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
Total	\$0	\$88	(\$88)

Not yet Accrued – Approved and Discussed

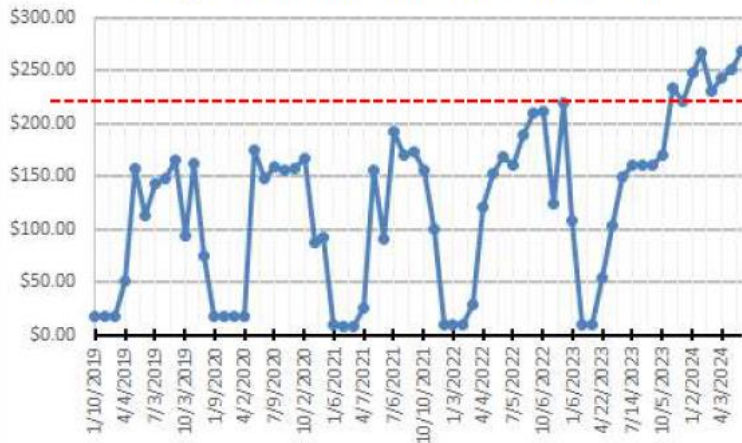
2024 Common Area Spend - not yet accrued		Approved	Discussed	
Operations				
	Trim and demoss 4 trees @ CH	\$1,200		
	Bridge Inspection increased cost	\$500		
	Clean out pipe @ 217 DLG			
	The Greenery	\$5,000		pine straw, mulch
	Operations total =	\$6,700	\$0	
Reserve				
	Repair of CI Dock - floating dock		\$2,500	
	Racquet Court Update	\$55,429		
	CH Shutters	\$7,000		
	New Roof - CH	\$13,497		
	River rock for areas of French drains		\$12,579	along DLG
	Soft wash of CH	\$1,500		last done March 2022 by CHS Clean
	Signs for docks and bridges	\$150		No smoking, no open flames, etc. (qty 4)
	Sidewalks	xxxx		Repair, removal, rerouting
	Insurance Deductible-Lajen lawsuit	\$20,000		
Information used on Slide 2	Reserve total =	\$97,576	\$15,079	

Water Usage at 101 Five Oaks

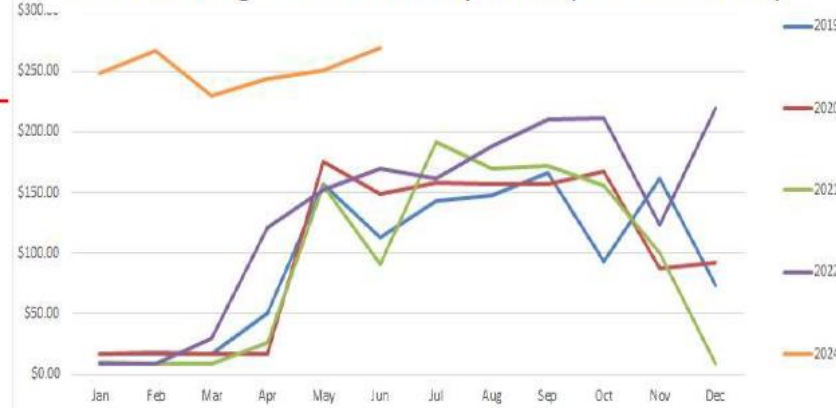
- Spend-to-date is \$1,509
- Total for 6 months is greater than for entire prior years

Jan through June Totals	\$372	\$394	\$301	\$490	\$435	\$1,509
	2019	2020	2021	2022	2023	2024
Jan	\$17.00	\$17.50	\$10.13	\$9.25	\$107.89	\$248.14
Feb	\$17.00	\$17.92	\$8.75	\$9.25	\$9.55	\$266.86
Mar	\$17.00	\$17.50	\$8.75	\$29.41	\$9.55	\$229.94
Apr	\$50.20	\$17.50	\$25.97	\$120.97	\$54.53	\$243.98
May	\$157.40	\$175.00	\$156.17	\$152.05	\$103.04	\$250.74
Jun	\$113.40	\$148.54	\$91.07	\$169.27	\$150.00	\$268.94
Jul	\$142.60	\$158.20	\$192.29	\$161.29	\$160.00	
Aug	\$147.54	\$156.52	\$170.03	\$188.59	\$160.00	
Sep	\$166.14	\$156.94	\$172.63	\$209.76	\$160.00	
Oct	\$93.10	\$167.51	\$155.83	\$211.97	\$170.00	
Nov	\$161.56	\$87.71	\$100.81	\$123.77	\$233.06	
Dec	\$74.20	\$92.33	\$9.25	\$219.47	\$221.62	
Total	\$1,157	\$1,213	\$1,102	\$1,605	\$1,539	\$1,509

Usage over Time Jan. 2019 to Present



Stacked Usage Plot on Yearly Basis (2023 omitted)



Possible Sources of Funds to Draw from for Open Space Committee

- Perhaps as much as \$23 K

Common Area Operations Expenses		
2023 Storm Water Infrastructure Maintenance	9,500	\$8.4K remains
Cleaning Dry Retention Ponds	1,500	
Cleaning wet Retention Ponds	7,500	
Clean certain street drains as needed @ \$100	500	
Fertiliz/removing exc moss from IOB-owned live oaks	1,500	
Common Area Reserves Expense		
Grounds and Landscaping		
Main Island pathway additions/improvement/clearing brush	5,000	
Islands Ave landscape extension (Phase IIa) - with irrigation - start by gate	15,000	\$6.7K remains
Mulch Belle Grove Park along Is Av and Battery Chase	1,500	
Mulch vacant lot street frontage to sidewalks and where run-off problems	2,000	
Street Islands - clean-up, plantings/renovations	5,000	
Demoss trees / trim up specimen trees	10,000	
Cotton Island Bridge Insurance	36,725	\$8.3K remains

MANAGEMENT REPORT – ROBERT BUNDY

- Management was in I.O.B. in May on the 3rd, 14th and 28th.
- The 2024 Annual Meeting will be at Sea Island Presbyterian Church at 81 Lady’s Island Drive on Lady’s Island. The rental fee has been paid and the insurance certificate has been delivered to the church. Shawn with SK Signs, Designs & Marketing will be hosting the Zoom Meeting. Shawn wants to have a test a week or so before the October meeting.
- The large GIS map has been framed and delivered to the Clubhouse.
- The Beaufort Fire Marshall confirmed via a phone call, that the Clubhouse did not have to have a phone land line, as long as there is a 911 phone land line at the pool.
- Two quotes to install additional fencing in the tennis courts were received and forwarded to the Board. The board elected to go with Graybar Fence Company. Graybar was notified of the Board’s decision. The of Graybar Fence sent an email that he plans to start work on June 20th.
- The “No Smoking or Vaping, No Grilling or Any Flames” signs were ordered and have been received, they were placed in the Clubhouse.
- Patriot Roofing has finished the re-roofing of the Clubhouse and pump building.
- Hargray has determined that the WIFI issue at the Clubhouse was not a technical issue on their end. (Alex added another extender.)
- Management sent out two requests for quotes to build seating on the Pickleball/Tennis Courts. The two quotes were received and forwarded to the Board.
- The revised quote to re-work the tennis/pickleball courts from Talbot Tennis was accepted and the deposit check mailed. (Work is scheduled to begin around the end of June.)
- The contracts with The Greenery for pine straw and palm tree trimming were signed and sent to The Greenery.
- Two different tree companies were asked to evaluate three hardwoods in Belle Grove Park. Both companies came back with a recommendation to trim two trees and remove one. The quotes were forwarded to the Board, one quote was for \$2,000.00 the other quote was for \$2,025.00.
- Quotes from two different tree companies were received to remove the magnolia trees that are in a walled area next to the tennis courts. The board accepted one of the contracts and the company was notified in May, the owner said that he will have them remove around the middle of June.
- The May financials were emailed to all board members June 6, 2024.
- Delinquency letters and statements were mailed and emailed to 3 owners with balances. Interest was applied to the delinquent accounts. One owner is still delinquent for their 2024 assessments plus late fees and interest. There is 1 owner on the receivables for their lot cleanup fees plus interest and 1 new owner owes for gate remotes.

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)
4/22/24	Lot 4-001	101 Sunset Ct	Gary & Diane Downing	House(Condon)
4/25/24	Lot 3-024	409 Battery	Chase Martin & Deborah Boltres	Lot (Hogg)

4/25/24	Lot 3-025	407 Battery	Chase Martin & Deborah Boltres	Lot (Hogg)
4/26/24	Lot 3-034	256 De La Gaye	Wade Green	Lot (Price)
5/2/24	Lot 4-018	418 Islands Ave	Randy & Martha Nash	Lot(Sullivan)
5/7/24	Lot 3-077	353 De La Gaye	David & Robbie Koren	House(Bytwerk)
5/6/24	Lot 4-025	404 Islands Ave	Jason & Nicole Pheiffer	Lot (Morris)
5/16/24	Lot 4-026	402 Islands Ave	Saltwater Homes LLC-Green	Lot (Manquen)
5/28/24	Lot 2-013	47 Anchorage Way	David & Kay Wood	House (Wynn)
5/29/24	Lot 2-018	56 Anchorage Way	S. Doug & Loree Roark	Lot (Rigol)
5/29/24	Lot 2-019	48 Anchorage Way	S. Doug & Loree Roark	Lot (Sanchez)
5/31/24	Lot 1-012	301 Islands Ave	Michael & Mary Murphy	Lot (Nguyen)

Pending Closings that attorneys have requested a certification of assessment:

6/11/2024	Lot 3-026	405 Battery Chase	Johnathan & Linda Lewis	House (Cotterill)
6/14/2024	Lot 4-002	103 Sunset Court	Carr Carr Properties	Lot (Paine)

MARKETING & COMMUNICATIONS COMMITTEE – TOM ERTTER/ALEX KENT

- The committee plans to meet this week.

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:

Name	Location	Permit Status	Foundation Status	Work Status
Moody	272/276 Dela Gaye III-38/39	Permit issued 10-9-23	Foundation Survey Date 11-30-23	Interior work in process
Brown	6 Sunset Court IV-6	Permit issued 12-15-23	Foundation complete	Framing ongoing, framing ongoing
Cunningham	316 Dela Gaye III-68	Permit issued 11-27-23	Foundation survey date 1-5-24	Interior work in process
Northcutt	410 Islands Ave IV-22	Permit issued 4-8-24		Foundation ongoing
Gillette	224 Dela Gaye I-16	Permit issued 3-8-24		Foundation ongoing
Martin	108 Sunset Ct. IV-5	Permit issued 4-12-24	Foundation survey date 5-20-24	
Lahn	325 Dela Gaye III-84			Silt fencing installed. Lot clearing w/o 6-17- 24.

- Status of ARB reviews/construction

Name	Location	ARB Review/Construction Status
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Block	Lots 65/66 105/107 Palmetto Place	Preliminary review approved. On hold until late 2024
Brown	Lot 6 – Cotton Island 106 Sunset Court	Framing
Cunningham	Lot 68 316 Dela Gaye	Interior work ongoing
Gillette	Lot 16 – Phase 1 224 Dela Gaye	Foundation complete
Kleckowski	Lot 83 329 Dela Gaye	Conceptual plan approved at Feb. meeting. With architect.
Lahn	Lot 84 325 Dela Gaye	Lot clearing w/o 6-17-24.
Martin	Lot 5 – Cotton Island 108 Sunset Court	Foundation complete
Moody	Lots 38/39 272/276 Dela Gaye	Interior work ongoing
Northcutt	Lot 22 – Cotton Island 410 Islands Avenue	Foundation ongoing

CLUBHOUSE REPORT – DAVID & NANCY BRANDT/ERIC POWELL

- Currently, existing furniture is being rearranged to make the space in the clubhouse more functional. Nancy plans to refinish what was dining room table and apply touch up paint on some furniture.
- Nancy would like new fans and dining room fixture. Eric and Nancy will check on fans. Eric recommended that they consider purging the attic.
- Eric is ordering shutters to replace the rotten ones. All shutters will be repainted with the existing color of paint.
- A comment was made about the front yard lights being on all night, which is creating a problem with bats visiting. Alex will re-program have the lights turn off sooner. Since some residents use the gym during early morning hours and for general safety, the sidewalk lights will be kept on.
- Eric will check the security cameras.
- Scott Whitehead asked if cameras can be added to the tennis/pickleball courts.
- Alex mentioned the need to replace the lighting transformer on the front of the building. The cost is \$250.

SOCIAL COMMITTEE – KIM DAVID & DONNA GENCO/DAVID JUSSAUME

- At the committee's last meeting, David explained the budget timeline for 2025. Donna and Kim will meet to determine budget projections for events planned in 2025 and get the budget numbers to David by the end of June.
- Planned events for 2024:
 - **July 4th - Reading of the Declaration of Independence – 9:00 am** Coffee and breakfast treats will be available, and the reading begins at 9:30. The Committee is still looking for a few volunteers to read.

- **September 14th – Block Party on Battery Chase – 4:00 pm** Guests will be asked to bring a picnic dish to share. The Committee will provide nonalcoholic beverages, tables and paper products. Guests should bring their own chairs.
- **October 19th - Annual Party** The contract for the band for the Annual Party will be signed any day now. The Committee is looking to change the theme this year to a fall/autumn theme.
- **December 14th - Merry Mingle** The Committee will start talking to residents about hosting for Merry Mingle.

**GROUNDS & LANDSCAPE COMMITTEE/GREENERY REPORT FOR THE
GROUNDS AND LANDSCAPE COMMITTEE**

JUNE 11, 2024

KATHY WHITEHEAD/CARMEN DILLARD

In lieu of the July 6th meeting, Kathy requested that the Committee email her a list of ideas for grounds/landscaping projects to be considered for funding by next year's budget. These will be compiled, reviewed with Carmen, then shared with the rest of the Committee.

**THE GREENERY - MAY 2024 REPORT
CARMEN DILLARD**

The monthly meeting for May took place on Monday, June 3, 2024. In attendance were Carmen Dillard, Romario Blackwood, and John Buzzell. The items below were reviewed and discussed.

- Ongoing maintenance for May
 - Continuation of routine maintenance (mowing, blowing, edging)
 - Cutting, pruning, managing weeds and clearing debris generated from cleaning/clearing
 - The dog fennel problem areas continue to be treated on a weekly basis
 - Other discussion points during the monthly meeting:
 - There are plans to add low maintenance plants to the landscape island on Five Oaks Circle. Romario is in the process of checking to see if the existing irrigation system there can be operational if water can get to the meter.
 - More frequent mowing will occur of the easement areas so that areas remain walkable. (The area between DLG and Palmetto needs to be mowed at least every two weeks.)
 - Some trimming of the viburnum was done by the entrance to the CI bridge from the mainland, but further trimming especially around the light post will take place.
 - With the potential of storms during this season, drainage ditches and swales along the pipeline easement will be maintained and cleaned of debris along pipeline easement.
 - Shrubs will be removed from the Battery Chase landscape island as part of maintenance. Pine straw will be added.
 - Blowing of CI and DI bridges will occur weekly.

- When accessing the area around the pool area, the crew will check to make sure that all areas that were locked are re-locked when they are finished.
- Front Entrance –
 - The first bed of Society Garlic (as you enter the kiosk area) continues to have weeds. John is treating the area with an herbicide to get rid of them.
- Islands Avenue – newly planted area
 - Fan palm near entrance appears to be in decline. It will be treated with a fertilizer (palm tone application), and the area around the base of the palm will be cleaned up.
 - Lee White investigated why some of the newly planted viburnum were not thriving and found an electrical issue with the outlet power supply affecting the irrigation system in that area. An electrician is being contacted to correct this.
- Deer Island
 - Palms at the left side of the pathway entrance to the retention pond will be cleaned up.
 - Landscape island – Farfugium that get more sunlight and are smaller appear to be doing okay and appear to be well established. Fertilizer will be added to promote growth.
- Clubhouse
 - The crew will remove weeds sprouting up in the front beds.
 - The crew will remove Spanish Moss from the Cedar tree to the left of the Clubhouse driveway and prune the palms in that area.
 - The dead Jasmine plants going over the archway to the pool will be removed and replaced.
 - The dead palm to the left of the pool deck was removed.
 - The magnolias were trimmed away from the viburnum between the tennis courts and the pool deck.
 - A variegated hydrangea was planted in the big pot and placed to the left of the pool house.
- Cotton Island
 - Two options are being further investigated for the turf area in the park that is getting too much water and encouraging the growth of weeds: (1) Put in a small French drain near the area where the bench is located. (More immediate solution) (2) Top dress the area where the water is not draining. May need to do both.
 - The Greenery will continue to maintain Lot 17 as the ultimate goal is to have this area more accessible for residents as another amenity.
 - The oak tree to the left of the bridge when entering CI along with the viburnum by the pump house was trimmed. (Carmen reminded them not to trim the top of the shrubs by the CI pump house so they can grow taller.)
- Retention Ponds
 - Ponds continued to be checked on a weekly basis by the crew. Any refuse from trees or plants is removed. The tree line along the gravel road on DLG going to the retention pond was trimmed. (Note: Someone has dumped debris in that area. The Greenery will remove, but probably need to remind others of no dumping of debris.)
 - Bush hogging will commence around the retention period near the basketball court within the next two weeks. The dog fennel in this area is particularly problematic so the crew wants to keep the dog fennel growth at a minimum.

- Requests for Proposals/Quotes for Board Review
 - Discussion regarding river rock installation near Deer Island entrance has been placed on hold until the source(s) of water seepage can be determined and addressed.
 - Erosion control and hydroseeding of areas along De La Gaye where sand continues to wash into the street.
 - Belle Grove Park sign plantings with African Irises around both signs to cover the bottom of the signs.
 - For possible future consideration:
 - Add pine straw to the entire area to the left of the Clubhouse driveway to the tennis courts and to the interior side of the sidewalk once the tennis/pickle ball court work is completed.
 - Add pine straw to the lot at the corner of Islands Avenue and De La Gaye (on the De La Gaye side) from the sidewalk to the street

The next monthly meeting is scheduled for June 28th.

Other discussion:

- At the last meeting with The Greenery, Carmen mentioned the need to trim the juvenile palms on the corner between the Clubhouse driveway and the bridge to Cotton Island.
- Some of the distylium planted by The Greenery last fall needs to be replaced. The should be covered in the one-year guarantee.
- Kathy Whitehead asked about the utility runs on property. Eric said they are generally on the property side of the sidewalk. Gas is on water side of DLG. This information is helpful when considering tree planting over the next 5-10 years.

OPEN SPACE COMMITTEE – LINDA TUNSTALL/ALEX KENT

- (No report)
- Bruce Sullivan shared that the next meeting is 6/13.
- The committee is still putting together a budget and getting specs and pricing on benches.
- Lot 17 is cleaned up and ready for benches/other seating and tables.

OLD BUSINESS

- Cotton Island/Deer Island Bridge Pedestrian Walkway Update – Alex Kent
 - CI
 - The pedestrian walkway is now open for business. The coating turned out well, and more people are using the walkway.
 - Some residents were driving golf carts on the walkway which is not allowed. Other than pedestrians, the walkway can be used by bicyclists.
 - The Board made the decision to change the speed limit for the bridge from 10 to 15 MPH and place a total of three speed limit signs on the bridge.
 - DI
 - Plans are underway to mark off the walking path.
 - David said two quotes were requested, and one was received (from Davis.) The biggest challenge is driving out the stainless steel screws.
 - After completion of the CI walkway, Alex recommends making the walkway 8 boards wide.

- Most DI residents are in favor of the walkway. The overall concern is the lack of a treated walkway is a liability for tripping with the current condition of some of the boards.
 - Alex says there are some materials left over from doing the CI walkway which can be used for the DI bridge.
- Tennis Court Repairs/Pickleball Court Conversion Status – David Jussaume
 - Quotes were received for surface, repairs, covered seating area, and the fence. The Board decided to go with Powell Brothers for the seating area, which was also the cheapest quote.
 - We need to get the fence (scheduled for 6/20) and seating area done first before Talbots does their work. Eric suggested we go ahead and core the area, get out of the way for Talbots to do their work, then come back and finish the seating area later.
 - Scott Whitehead said the existing furniture and rolling nets need to be moved (possibly to the basketball courts). Two are old and can possibly be disposed of.
 - Kathy asked if there are plans to reuse the existing furniture on the courts. (Possibility for the Open Space committee?)
- Access/Security System Issues & Contract Update – Alex Kent, David Jussaume
 - David not getting straight answers the current provider – if we are paying for items in last lease, why are we paying again? He needs more time to figure out the contract.
 - The proposal includes double gate system with a lift arm in front of the swing gate. The sensor on the swing gate can be reprogrammed to close after so many minutes. This will help alleviate the wear and tear on swinging gates, which is also a huge cost.
 - The new system will have more advanced and sophisticated controls and access systems.
 - The cost of security by Custom Security for the Clubhouse is almost as expensive as the gate. The Board is considering key locks, which are considerably cheaper and still provide security access. We have a camera system, but don't use Custom Security's camera system. Going to another option besides Custom Security could provide substantial saving.
 - Alex – would
- Sidewalk Repairs and Possible Removal in Some Areas – Eric Powell/Carmen Dillard
 - Eric – forwarded a quote for the Board. \$39,620 Removal, grinding, removing sidewalk at Dechovitz to other side of the street. Preemptively remove sidewalks along Palmetto Place. (Refer to quote.)
 - Consider extending driveway across from Dechovitz all the way to the next stop sign.
 - How do we make visible and communicate to the community? David – consider a special meeting to discuss.
- Lawsuit Update – Alex Kent
 - Sent response in. No correspondence back. Asked attorneys for reversal of expenses.
 - David checked with insurance broker. Our deductible is \$20K/

NEW BUSINESS

- Dock Cleaning & Sealing
 - The docks were last done about 2 years ago. Robert says that Leon has done them in the past.

- Splintering is starting to get bad.
- Robert will get a quote Waterfront Window Cleaning, the company doing a softwash of the Clubhouse and Pool House and cleaning the windows.
- Year Round Pool Performance
 - The quality of work has been slipping in recent months.
 - They used to have IOB pool as a priority for early morning for cleaning and maintenance and that is no longer happening on a consistent basis.
 - Chemical levels do not appear to be checked and adjusted as needed as consistently.
 - The pool deck is not being blown off and as a result causes more debris to get in the pool.
 - Alex said we need to remind them we expect good service, otherwise, we will need to have a meeting soon.
 - Currently, we have a contract based on good past performance.
 - Robert said we have had different vendors in the past and prior to this year, YRP has always been the best. He thinks the company was sold recently. He offered to ask for more bids.
 - Eric said it might be time to consider changing the pool to a saltwater pool. Sweetwater recommended going to salt water. He also has the contact information of another pool company to consider.
- IOB Board Meeting Frequency- “Section 9- Regular Meetings of the Board may be held at any such time or place as shall be determined, from time to time, by a majority of the board, but at least four (4) such meetings shall be held each fiscal year.”
 - Do we need to consider this? Perhaps Bi-monthly meetings? Kathy Whitehead asked how things would be addressed between meetings as she does not want to lose transparency. Alex said we could always call a meeting if needed.
 - Bill Quarles said we could still have time for the general Board activities. Other Boards he is involved with have an Executive session monthly for this.
 - David Jussaume said the annual meeting in October could also count as monthly meeting.
 - The Board could meet November, not meet in December, then meet again in January with the Board members voted to serve for the upcoming year.
 - Patricia Kilcoyne suggested that if fewer meetings take place, it might be helpful to give more autonomy for Board liaisons to make decisions. She commented that in the past, there was an impression that there wasn't as much transparency. This might be a challenge when not meeting monthly.
 - Covenants allow certain decisions to be made in meeting.
 - Alex said he was hesitant to meet less than every other month.
 - Heather Lattanzio suggested we consider meeting at a later time in the day. (The meetings used to be at 4:30, then changed to 1:30.)
 - Alex said we could also consider the possibility of Zoom.
 - This will be discussed further with the goal of making a final decision about meeting times at the next Board meeting.
- There has been an increased concern with deer with three dead on private property. Robbie Smith has picked up those deer and disposed of them. We need a better solution for how to handle this if it happens again as Robbie should not have to take on this responsibility.
- The topic of deer culling was raised. Are we at that point as a community?

- Pat researched information about this and found that it is difficult to have a deer culling in a community as small IOB. There is also a concern about how to protect the people in the community when bow and arrow and sharpshooter may be involved as part of the culling process. Pat also learned that DHEC requires an extensive study for an area considering the culling of deer prior to any decision on whether or not to cull.
- Steve Tannenbaum said that communities hire a group for culling deer that is done at night; Some also use a salt lick that also has a contraceptive to discourage further breeding.
- Alex commented that if this is considered a need for our community, we will need to get other communities on and adjacent to Mink Point Boulevard to agree to the culling process.
- Disposal of maintenance shed equipment
 - Eric will inventory what is out there (trailer, lawn equipment) and report back to the Board.

A MOTION WAS MADE TO ADJOURN AT 3:25 PM. THE BOARD WENT INTO EXECUTIVE SESSION.

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