



## **ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION**

**Board of Directors Meeting**

### **MINUTES**

Tuesday, March 11, 2025

2:00 PM

**CALL TO ORDER AT 2:02 PM**

#### **PRESENT FOR MEETING:**

Alex Kent, Eric Powell, Carmen Dillard, Kathy Whitehead, Robert Bundy, David Brandt, Joanne Beyer, Mitch Mitchell, Kelly Mitchell, Scott Whitehead, Kat Klingler, Richard Bayer, Patty Bayer, Laurie Babersnitch, Janet Santoro, Lisa Colle, Shauna Bishop, Huett Bishop, Kurt Herkert, Amy Herkert, Tamara Kent, Wade Green, Becky Vaughn, Jim Vaughn, Shep Tatum

#### **COMMUNITY COMMENTS**

- Mitch Mitchell gave a follow up from January comments when he expressed concern about an electric fence in the front yard of a neighbor who lives across the street. Alex Kent informed Mitch and those attending the Board meeting that the Board has taken action, the fence has not been operational as an electric fence since the last Board meeting, and fence is being removed.

#### **PREVIOUS MINUTES COMMENTS – JANUARY 2025 (PRE-APPROVED AND POSTED)**

- The approved January 2025 minutes were sent to Kathy Bundy and posted on the IOB website on March 5, 2025. Eric Powell made a motion to approve the minutes, and this motion was seconded by Kathy Whitehead.

*(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](#)

[Architectural Review Board](#)

[Clubhouse](#)

[Social](#)

[Grounds and Landscaping](#)

[Open Space](#)

**OLD BUSINESS**

**NEW BUSINESS**

**FUTURE MEETING LOOK-AHEAD**

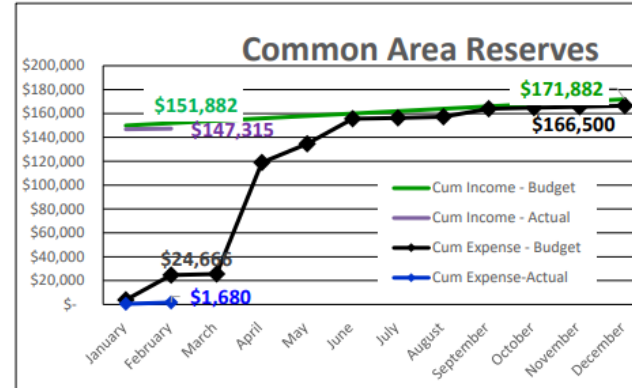
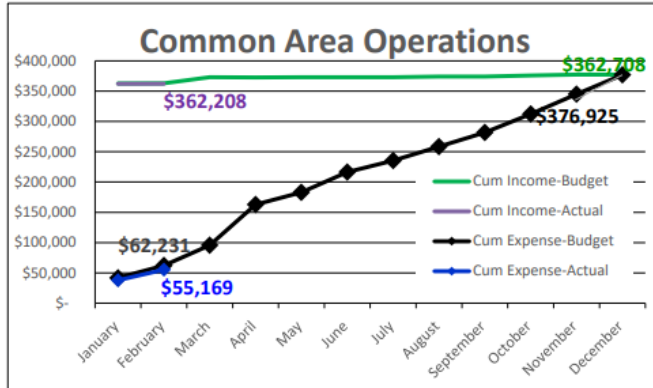
**APPENDIX A**

**FINANCE REPORT – KATHY WHITEHEAD**

Islands of Beaufort Homeowners Association  
Board of Directors Meeting  
March 11, 2025

Financial Report – 02/28/25

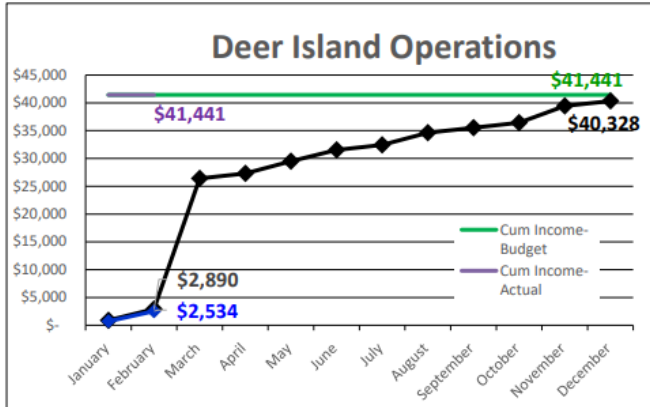
## Budget Summary - Common Area Comparison of Plan to Actual – 2/28/25



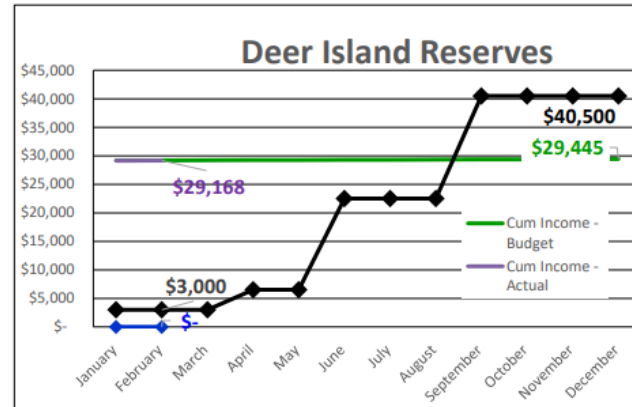
Common Area Operations Expenses			
	budget	actual	under (over)
Administrative Expenses	\$5,923	\$5,448	\$475
ARB Services	\$2,984	\$2,704	\$280
G&L Contracts/Mulch/Straw	\$9,266	\$9,020	\$246
Open Space Cmte	\$0	\$0	\$0
G&L Committee	\$385	\$2,633	(\$2,249)
Storm Water Infrastructure Maint	\$0	\$0	\$0
Tree work	\$1,916	\$0	\$1,916
Storm Cleanup	\$921	\$0	\$921
Vacant Lot Maint - IOB properties	\$0	\$0	\$0
Vacant Lot Maint-Offset by Income	\$0	\$0	\$0
Insurance & Taxes	\$23,378	\$24,862	(\$1,484)
Marketing	\$400	\$471	(\$71)
Clubhouse	\$1,623	\$1,911	(\$287)
Pool	\$3,263	\$2,625	\$638
Main Gate	\$2,994	\$1,309	\$1,684
Social/Hospitality Committee	\$0	\$22	
Utilities	\$5,845	\$4,163	
Contingency	\$3,333	\$0	\$3,333
	\$62,231	\$55,169	\$5,402

Common Area Reserves Expenses			
	budget	actual	under (over)
<b>Stormwater Infrastructure</b>			
Repair/renovate DLG french drain across from DI gate	\$8,000	\$0	\$8,000
Clean main drainage ditch; jute erosion control/ferns	\$12,000	\$0	\$12,000
<b>Clubhouse</b>			
New flooring and stair treads	\$0	\$0	\$0
New kitchen cabinetry	\$0	\$0	\$0
New kitchen appliances	\$0	\$0	\$0
New kitchen countertop/backsplash	\$0	\$0	\$0
New powder room vanity and flooring	\$0	\$0	\$0
<b>Bridges</b>			
Repair of bridges	\$3,000	\$0	\$3,000
Replace approx 33 boards	\$0	\$0	\$0
<b>Roads, Docks and Sidewalks</b>			
Sidewalk removal/repair - Phase II	\$0	\$750	
Seal Coating of roads	\$0	\$0	
<b>Other / Contingency</b>			
	\$1,666	\$930	\$737
	\$24,666	\$1,680	\$23,737

## Budget Summary - Deer Island Comparison of Plan to Actual – 02/28/25



Deer Island Operations Expenses	budget	actual	under (over)
Property Taxes	\$0	\$0	\$0
Gate Equipment Lease [4 qtrs @ \$1,050]	\$1,110	\$1,122	(\$12)
Internet [Hargray] for: DI Gate	\$268	\$267	\$1
Irrigation Water	\$208	\$34	\$174
Grounds and Landscape Contract	\$1,034	\$1,002	\$32
Backflow preventer inspection (47 Anchorage)	\$0	\$0	\$0
Landscape Maintenance - Materials and Labor	\$0	\$0	\$0
Causeway Electrical (for gate operation)	\$104	\$109	(\$5)
Gate maintenance, repairs, parts	\$166	\$0	\$166
Stormwater Infrastructure Maintenance	\$0	\$0	\$0
Bridge Insurance	\$0	\$0	\$0
	<b>\$2,890</b>	<b>\$2,534</b>	<b>\$356</b>



Deer Island Reserves Expenses	budget	actual	under (over)
Bridge Repairs (result of bridge inspection)	\$3,000	\$0	\$3,000
Bridge Walkway Coating - material only	\$0	\$0	\$0
Bridge Walkway - cleaning and labor to apply coating	\$0	\$0	\$0
Maintenance of wear board on roadway	\$0	\$0	\$0
Seal DI Causeway and Anchorage Way	\$0	\$0	\$0
	<b>\$3,000</b>	<b>\$0</b>	<b>\$3,000</b>

# CASH BALANCES

	Actual Balances 02/28/25	Actual Balances 12/31/24	Increase from 12/31/24*
IOB Operating Cash	\$312,870	\$57,789	\$255,081
IOB Reserves Cash	\$704,002	\$517,324	\$186,678
DI Operating Cash	\$42,804	\$13,900	\$28,904
DI Reserves Cash	\$150,618	\$128,485	\$22,133

\*Includes transfer from Ops of 2024 Surplus or Deficit

# Cash Management

- Current Banking Relationships/Balances as of 02/28/25
  - Operating: IOB – South State Bank \$313,000; DI – Wells Fargo \$43,000
  - Reserves – IOB – Total \$704,000
    - Ameris MM - \$236,000 (.50%)
    - Regions MM- \$197,000 (2.5%) (plus \$35,000 builders deposit account)
    - First Federal Bank MM - \$186,000 (.42%)
    - Wells Fargo savings \$84,000 (.01%)
  - Reserves – DI – Total \$151,000
    - Wells Fargo savings/MM \$88,000 (.01%)
    - First Federal MM - \$63,000 (.42%)
- Note: Interest Income (\$8,000 in 2024) is NOT exempt from 30% Federal and 5% S.C. Corporate Income taxes, so incremental “take home” will be 65%

### **Other Discussion:**

- Regarding cash management, Bill Quarles and Kathy Whitehead are looking at additional possibilities for maximizing earnings on banking accounts. They will come back in a few weeks with options that might be considered.
- The last reserves study was conducted in 2012 and was updated by George Smedley in 2020 when he served as President of the Board of Directors. Eric and Kathy are in the process of trying to update this information.

### **MANAGEMENT REPORT – ROBERT BUNDY**

- Management was in I.O.B. on February 4th, 11th and 24th.
- Management had asked The Greenery to perform a test on the backflow device at 400 Islands Avenue. Romario with The Greenery replied asking if we wanted to test two other devices at the same time. (At the meeting, the Board decided to move forward with testing the three devices and fold in the other two devices that were just tested later in the year. Ultimately, all devices will be tested at the same time.)
- Management sent request to two different dock builders requesting quotes to make the recommended repairs of the bridges. One dock builder replied that they were not interested in giving us a quote. Davis Yoakum with Bay Point Dock and Marine was in I.O.B. last week looking at the bridges, he promised a quote soon.
- BJWSA is to make the recommended repair to the hangers of their 8 in ductile pipe under the Cotton Island Bridge. Brightspeed has looked at the 4 in black conduit under the Deer Island Bridge and they are to make the repairs to it.
- Paul Tallmage was delayed in starting on the lot clean up due to deaths in his family. He did start last week.
- Whitmore Plumbing repaired the broken water line at the Cotton Island dock pierhead. (It was noted that the water needs to be turned off before any future hard freezes to prevent damage.)
- Management was asked to see if Dominion Energy would trim the tree branches from around a streetlight on Deer Island. John Ferreri replied that he would have his people look at the situation and either trim the branches or let management know that they would not. As of the typing of this report John has not let management know.
- As reported last month Sea Island Presbyterian Church could not book the October 18th date for the Annual Meeting this far out. Management is to check back in July to see if we can reserve the Fellowship Hall.
- Management received an email stating that the recumbent bike in the corner of the fitness room has a loose left pedal. Management then sent an email to Fitness Emporium asking that they schedule a preventative maintenance service on the fitness equipment.
- It was reported that the emergency phone at the pool was not working. Sparklight/Hargray was notified, last week two techs worked on the equipment and phone and reported that it had been fixed. That was confirmed by Alan with Beaufort Area Pool Services.
- Beaufort Area Pool Service is the new service provider for the pools.
- Management met with Jim Baker of Signs Now to update the custom pool rules sign, to reflect the new pool service provider.
- Management received a proposal to remove several dead/damaged limits around the club house and pool area. (The Board approved proceeding with this work.)

- Management requested a quote to fill some cracks under the nets and/or fences at the tennis/pickleball courts. The estimate was received and forwarded to the Board. (The Board decided not to fix the pickleball court cracks.)
- The February 2025 financials were emailed to all board members March 4, 2025.
- One owner is on the receivables for 2025 fees as of March 8, 2025. A \$250.00 late fee has been applied to that account and an invoice was mailed and emailed March 8, 2025.
- 1 owner owes for a gate remote ordered in January but has not been picked up.

**2025 Closings to date are 33 properties. (2024 Closings =33; 2023 Closings= 19)**

N/A

**Pending Closings that attorneys have requested a certification of assessment:**

3/18/2025 Lot 1-012 301 Islands Avenue Wade Green from Murphy (Lot)  
 3/26/2025 Lot 2-007 23 Anchorage Way Timothy/Traci McKennie from Pennington (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 iobhoa@bundyinc.com and someone from our office will be able to assist.

**MARKETING & COMMUNICATIONS COMMITTEE – TOM ERTTER/ALEX KENT**

**Primary Focus Areas**

- Maintaining the website - Carmen Dillard and Jean Watson have been working together to update the homeowner section.
- Broker/Realtor Open House – The committee has decided to wait until Clubhouse renovations are complete.

**Other Discussion:**

- Alex provided background information on the purpose of the IOB Open Houses and how these have provided more knowledge and relevancy of the IOB community to realtors in the Beaufort area.
- An architectural open house was held last year. Someone asked if Homes for the Holidays has been held in IOB, which to date, has not.

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

Alex Kent presented on behalf of Fred Mueller and Bill Quarles.

- Currently there are 99 residences built at IOB. There are 6 residences under construction – 3 on the mainland, and 3 on Cotton Island. There are 14 double lots and 10 lots are HOA owned. Five residences are in various stages of ARB review. There are 66 lots to be developed. 66% absorbed.
- The status of residences under construction as visible from the street is listed below:

Name	Location	Permit Status	Foundation Status	Work Status
Northcutt	410 Islands Ave IV-22	Permit issued 4-8-24	Foundation survey date 5-16-24	BJWSA tap installed. Interior work being completed

Gillette	224 Dela Gaye I-16	Permit issued 3-28-24	Foundation survey date 6-13-24	BJWSA tap installed. Interior work continuing
Martin	108 Sunset Ct. IV-5	Permit issued 4-12-24	Foundation survey date 6-4-24	Interior work ongoing
Lahn	325 Dela Gaye III-84	Permit issued 6-6-24	Foundation survey date 8-20-24	Interior work ongoing
Kleckowski	Lot 83 329 Dela Gaye	Permit issued 9-16-24	Foundation survey date 8-20-24	Interior work ongoing
Pfeiffer	404 Islands Ave. IV-25	Permit issued 1-28-25		

- Status of ARB reviews

Name	Location	ARB Review/Construction Status
Nash	418 Islands Ave. IV-18	Preliminary application approved

### CLUBHOUSE REPORT – DAVID & NANCY BRANDT/ERIC POWELL

- Eric has received quotes for cabinetry. Some of the initial pricing is fairly consistent with upgrade options.
- Flooring samples are available for viewing in the conference room.
- The shutters now here and will get installed in the next few weeks.
- A question was asked about the possibility of re-painting the cabinets instead of replacing them. The response was that the cabinets are outdated and made of inferior materials (particle board).
- Renovation of the bathrooms in the gym are slated to be included on the 2026 budget.

### SOCIAL COMMITTEE –JOANNE BEYER/SUSAN SULLIVAN & KATHY WHITEHEAD

- The “Souper Bowl” event in February was well received.
- Eric will make arrangements to add another attic shelf for additional storage of social committee items. Extra shelving and brackets are in the attic.
- The first Docktails for 2025 are scheduled for Friday March 21st and April 18th at 5:30.
- Eric will take a look at the seats on the De la Gaye dock that have rough wood to see what maintenance is needed. Daile, Joanne & Kerri-Ann hammered down the nail pops along the dock rails, and Joe Pellegrino added more fishing lines along the railing.
- Joanne will check with Thomas Johnson who periodically cleans up the Cotton Island dock (voluntarily) to see if this can be done again in the near future.
- A Chill N Grill event will be held on April 3<sup>rd</sup> with an Evite going out about the event on March 26<sup>th</sup>. Those attending do not need to bring anything. Committee members are looking for 2-3 volunteers to grill hamburgers and hot dogs and will have toppings, sides, salsa and chips, and beverages available. The Board approved an expenditure of \$650 for this event.

- Social Committee Membership update: Kaye Ertter stepped down, and Kerri-Ann Pellegrino joined the committee.

**GROUNDS & LANDSCAPE COMMITTEE/GREENERY REPORT -  
KATHY GARDNER & CARMEN DILLARD**

- **2025 Focus and Progress**
  - Street island clean-up/renovation (Almost completed)
  - Cleaning and maintaining a neat appearance of trees/vegetation along Islands Ave and De La Gaye within 10-15 feet of edge of street (Underway)
  - Removal of overgrown and unattractive landscape to reduce maintenance cost and improve the appearance of common and community areas (Underway)
  - Assessment and maintenance recommendations of trees along streets and in common/community areas by a professional tree company (This proposal was reviewed and approved by the Board. Work is expected to start in late March/early April.)
  - Irrigation repairs as needed (Beginning in spring when systems are turned on and during the year)
  - Dog fennel control (Spring/Summer)
  - Planting of specimen and street trees (Planned for fall)
  - Long Range Plans– If funds are available later in 2025, request consideration by the Board to:
    - Install electrical capacity to up light designated specimen trees on De La Gaye, Islands Avenue, and mainland landscape islands
    - Consult with a landscape architect/designer to complete development of the front entrance
- **Items completed since January 2025 Board Meeting**
  - Kathy, Carmen, David Papp, and Tom Kucharchik covered up the more vulnerable plants just prior to the winter weather the end of January and removed the covering afterwards once it passed. Many thanks to David and Tom for their assistance.
  - Carmen and Kathy conducted two monthly meetings with The Greenery to do a walkthrough of community areas. This will be a scheduled monthly meeting the second Tuesday of each month.
  - Overgrown, unhealthy, and/or unattractive shrubs were removed from the left side of the Clubhouse, in the landscape island on Battery Chase, and in the landscape island on Plough Point.

***Ligustrum at Clubhouse***



***Battery Chase Landscape Island***



***Plough Point Landscape Island***



- **The Greenery - Items Underway or Planned During March/April in Addition to Regular Weekly Maintenance**
  - Irrigation systems will be turned back on and checked to see if any adjustments or service on systems is needed.
  - Pruning to remove parts of plants damaged by the winter storm.
  - Continued cleaning and pruning of plants along streets to maintain a neat appearance.
  - Spring application of mulch and pine straw is being planned for early April.
  - Deer fennel treatment will begin as soon as new growth is apparent.

- **Tree Inventory/Assessment and Maintenance**

An arborist from Kolcun Tree conducted a thorough assessment of existing specimen trees on community property along with recommendations for needed maintenance along roadways and including common/community areas. The work recommended involves:

- Raising of canopies 15' or higher (to comply with safety requirements)
- Pruning/removal of deadwood (3" or greater)
- Removal of dead spars
- Thinning of oaks to promote healthy growth
- Cleaning and thinning of vegetation to allow around specimen trees to allow for increased visibility

- Fertilization of select existing specimen trees in community areas to maintain their healthiness.

Kathy and Carmen met with Kolcun again on 2/12/25 to review these areas. The following revised quotes were submitted on 2/14/25:

- Mainland area and Cotton Island \$18,076
- Deer Island \$ 1,719
- \*Recommendation for Lightning Protection \$ 2,219

\*This quote was not part of the initial request but a recommendation by Kolcun for Lightning Protection in a tall pine tree between Clubhouse and courts to protect assets in that area. The Board may wish to consider this at a later date.

This is a significant goal for 2025 providing a basis for maintaining the health and beauty of our existing trees and a pathway forward to plant additional trees in the community.

The Board discussed the above proposals, and Kathy Whitehead confirmed that the funds based on the 2025 approved budget were available for this work. The Board approved the Kolcun work for the Mainland area and Cotton Island and Deer Island (listed above.)

- **Developing Long Range Plans to Improve the Appearance of the Entry into and exit out of IOB**

The Grounds and Landscaping Committee is exploring and researching ideas and plans to present to the Board that will improve the appearance of the front entrance and area beyond the gate along Islands Avenue and in the Five Oaks vicinity. On Sunday, February 23<sup>rd</sup>, Kathy Gardner met with Five Oaks residents at Huett and Shauna Bishop's home to provide an opportunity for preliminary conversation to share ideas and gauge interest from the Five Oaks residents for enhancing this area of the community. The Five Oaks residents expressed great interest in seeing improvements in this area. (A letter from the Five Oaks neighborhood was submitted to the Board and is in Appendix A at the end of these meeting minutes.)

Shauna provided an overview of the meeting and highlights of the contents of the letter presented to the Board at the meeting. The following is a compilation of discussion and feedback afterwards:

- The area from the gate down Islands Avenue past the second Five Oaks Avenue intersection is the opening of the neighborhood. Beautification of the side of Islands Avenue where back yards are in view would provide more privacy for those homeowners and be aesthetically beneficial to the entire community who passes through this area. (Some of these homeowners may also want to consider additional landscaping in their backyards for more privacy.)
- The existing sidewalk in that area is difficult to walk, especially where it is close to the street or to someone's back yard.
- There are sidewalks on both sides of Five Oaks for those who wish to walk in that area.
- During the assessment of sidewalks last year, the Board discussed the need for Islands Ave and De La Gaye to have sidewalks. The sidewalks are under the purvey of the Board.
- It would be helpful to get an estimate for landscaping to help plan the 2026 budget. A quote can be requested for what it would cost to remove the sidewalk along Islands Avenue in the

vicinity of Five Oaks. It will be up to the G&L committee to come up with the 2026 and 2027 budgets for the Board to review.

- The roots of a large live oak have damaged the sidewalk in front of the Colle's house. This appears to be an area that was missed when sidewalk repairs/removals were done recently. This will be examined.
- There appears to be a misnomer about improvement done on Cotton Island. Any improvements were intended to make the area usable for the entire community to enjoy and not just for CI residents to use. These improvements have actually increased traffic on to Cotton Island.
- At this time, the budget does not allow for discretionary work.
- A question was asked to Five Oaks residents attending the meeting if there was any concern about people from outside (non IOB property owners) walking through the Five Oaks Avenue area. Some are entering through the gates and some are getting through by Battery Shores (near Lot 1).

### OPEN SPACE COMMITTEE – LINDA TUNSTALL

Kat Klingler presented on behalf of Linda Tunstall.

- A newsletter is being compiled every four months and will be posted in the homeowner's section of the IOB website.
- A new bench has been placed on the easement area by DLG and Plough (Magnolia footpath).
- The committee is reviewing the possibility of putting a bench at Lot 1 since it is scheduled for bushhogging.
- The committee received quotes for signs for the named footpaths. The cheapest quote was from Signs Now for \$1,223. The Board approved the expenditures.

### OLD BUSINESS

- Update- Sidewalk Repairs & Removal- Eric (Previously discussed.)
- Inventory & Liquidation of lawn care equipment, trailer etc.- Eric says the person interested in purchasing backed out. The best offer, including the trailer, is \$4000. The Board accepted this offer.
- Swimming Pool Service Contract Award/Repairs
  - After receipt and review of a number of quotes, the contract was awarded to Beaufort Area Pool Services (BAPS).
  - With the prior pool company, there were a number of DES (formerly DHEC) violations last year that resulted in temporary pool closures until the issues were resolved by the pool company.
  - After an inspection by BAPS inspection, it was determined that there would be a cost of \$25-30K to address installation of proper instrumentation, acid washing the pool, issues that required repair including repair of leaks. Once all is completed, the pool will be able to open (by April) and we will be in a position to convert to a saltwater pool and possibly add a heater/chiller at a later date.
  - BAPS has already cleaned deck and shade structures.
  - The pool will not be painted but rather resurfaced next year as recommended by BAPS. (The Brandts will set a spring cleaning date)
- Kayak Storage –

- An agreement has been drafted and will go to IOB legal counsel for final review.
- Several requests have been received to use new stands.
- Bridge Inspections/Repairs- (Previously discussed)
- Routine Contractor Rule Sets- General Requirements/Workdays/Work-hours (Non-ARB) – Bill and Fred are working on compiling this for contractors doing work at residences.

## NEW BUSINESS

- Approved Builder List Comments- Wade Green (Lot Owner)
  - Mr. Green is seeking approval to build on the lots he owns. He has built 100 custom homes (primarily in the Charleston area) and is familiar with the other builders here in IOB. In order to meet the expectations of his clients and keep lines of communication open after the build is completed, he calls them every 45 days for the first year. He is looking to build spec homes on all properties that he owns here with the hope of also living here one day. Alex explained that the dilemma is we have multiple builders who own properties here. Also, we are currently involved in a lawsuit and any changes to the builders list at this time may have a negative impact on the outcome. The only way to open the list to other builders is to go through an exhaustive selection process. Mr. Green suggested that other builders could help with this list. Tamara Kent commented that the ARB has good guidelines for building custom homes.
- Deer Island Bridge Pedestrian Path –
  - Background – The bridges were not originally intended to be walking bridges but IOB is a walking community. Last fall, after heavy construction, 180 boards were replaced mainly on the south side of the DI bridge. Now, those areas are largely splinter-free. If a pedestrian walkway is to be considered there, we are approaching a time when the temperature is conducive for applying the protective coating.
  - The following is a compilation of comments made during the meeting that pertain to this topic.
    - We would have liked to have had more notice about this topic being on the Board meeting agenda.
    - If an injury occurs on DI, the IOB community as a whole is still liable.
    - The bridge is in very bad condition.
    - With a pedestrian walkway, the traffic would need to be one way.
    - Boards need to be replaced where the tires ride over if a pedestrian walkway is done.
    - Not in favor of the epoxy look or cones.
    - CI is having more construction now and a driving path is forming on the CI bridge. Driving one way is not a huge imposition as people have gotten used to it. The walking path is about 4-5 feet wide and #1 boards that are stronger and pop and splinter less were used rather than #2 boards. The walkway has held up well.
    - About how many boards need to be replaced if a pedestrian walkway is added?
    - Boards in disrepair have to be replaced. How does putting in a walkway solve the problem of the disrepair of the boards? Would like to see the budget, the dates, and when that will happen.

- It does not appear that a sealant was put down.
- The condition of the bridge is a detriment to people who want to sell their homes on DI.
- There are two issues: Repairing wear boards and having a pedestrian walkway.
- One DI resident's wife runs every morning, and he walks five days a week. The bridge is a mess and badly worn boards need to be replaced. We need a pedestrian path. It is a danger in its current state.
- If we can choose the color and once boards are replaced and cured, would that cut down on wear and tear if we surface it the same way as walkway? If driving over that, wouldn't the replaced boards allow us to drive over the entire bridge?
- When you put the coating down, you cannot see the screws to pop them. It will take jack hammers to remove the screws.
- The sealant will crack when it is driven on.
- If builders are dropping screws on the bridge (either bridge), Fred Mueller needs to be notified.
- Robert Bundy – When Bundy Management first got involved, there were no wear boards on the bridge.
- Eric Powell – The bridges used to be treated every other year. (That treatment is no longer allowable because it was determined it can damage the environment and harm wildlife.) Now that we have to have a water-based product, the bridges need to be done every year. This has occurred once since 2019.
- Alex Kent - It is very hard to get people to do bridge repair work. A meeting needs to be scheduled with Bill Quarles and DI residents within the month so we can get on someone's list for repair. A decision will need to be made ASAP to get work done during the time before temperatures get too high.

#### **FUTURE MEETING LOOK-AHEAD**

- Reminder- 2025 Board meeting schedule- Jan, Mar, May, Jul, Sept, Nov, plus the Oct 18th Annual Meeting.

**A MOTION WAS MADE TO ADJOURN AT 4:15 PM. THE BOARD WENT INTO EXECUTIVE SESSION.**

## APPENDIX A:

The Community of Five Oaks Circle  
Islands of Beaufort, South Carolina

02/24/2025

Islands of Beaufort Board of Directors  
Subject: Proposal for Community Improvements on Five Oaks Circle

Dear Members of the Board,

On behalf of the residents of Five Oaks Circle, we are writing to bring to your attention several community improvement projects that we strongly believe will enhance overall safety, aesthetics, and property values within the Islands of Beaufort. Our street, as the originally developed section of the community and the main entrance corridor, has been largely overlooked in past beautification and infrastructure projects. We believe it is time to address this and ensure that Five Oaks aligns with the high standards of the rest of the community.

After careful discussion and a meeting with Kathy Gardner from the Landscape Committee on February 23, 2025, the homeowners of Five Oaks have identified four key projects that we respectfully request the Board's consideration for approval and implementation:

1. **Removal of the sidewalk on Islands Ave behind the Terminis to the Lloyds, and the small sidewalk on the island by the Lloyds, and planting trees/ landscaping** – The presence of these sidewalks presents safety concerns, contributes to unwanted pedestrian traffic from non-residents, and is unnecessary and uneven. Their removal, along with strategic landscaping, will enhance privacy, security, and aesthetics. We suggest prioritizing this project within the 2025 infrastructure updates.
2. **Cleanup of Lot 1 to create a common area** – This underutilized space could serve as a welcoming and functional gathering spot for residents, promoting a greater sense of community.
3. **Planting the island in the front (with the palm tree)** – This will enhance the visual appeal of one of the first impressions upon entry into the Islands of Beaufort.
4. **Planting the island behind the Lloyds and removing a small sidewalk in that area** – This will contribute to the cohesive landscaping of the community and further improve aesthetics.

The Five Oaks homeowners strongly believe that these projects align with the broader goals of the Islands of Beaufort community by:

- Improving first impressions and uniformity upon entry into the neighborhood.
- Increasing property values for all residents.
- Enhancing security by reducing unintended access points.

- Promoting safety and quality of life by addressing outdated infrastructure.

To demonstrate our collective commitment, we have gathered the signatures of Five Oaks residents, who are in full support and agreement with these proposed improvements.

We kindly request the Board's review and consideration of these proposals. We welcome any opportunity to discuss these projects further and to collaborate on implementation strategies. We appreciate your time and dedication to maintaining and improving our community, and we look forward to working together to make these necessary enhancements a reality.

Please let us know if we may present these proposals in person at the March 11<sup>th</sup> Board Meeting. Thank you for your attention to this matter and for your ongoing service to the Islands of Beaufort.

Sincerely,  
The Community of Five Oaks Circle

Andriean Jay Knight  
Dawn Salenest

David J. Strain + Dec

Kurt E. Hubert + Amy

Betsy + Dustin East

Aaron + Melissa Billet

Jui + Gregg Cole

Mike and Maggie Termini

Bonita J. Dore

Sharon + Brett Bishop