



ISLANDS OF BEAUFORT HOMEOWNERS ASSOCIATION

Board of Directors Meeting

MINUTES

Tuesday, July 8, 2025

2:00 PM

CALL TO ORDER AT 2:00 PM

PRESENT FOR MEETING:

Alex Kent, Eric Powell, Carmen Dillard, Kathy Whitehead, Shep Tate, Robert Bundy, Scott Whitehead, Fred Mueller, Chuck Martin, Nancy Brandt, David Brandt, Alan Dechovitz, Ron Henry, David Weber, Susan Sullivan, Bruce Sullivan, Joanne Beyer, Linda Tunstall, Laurie Babernitsch, Richard Bayer, Kathy Gardner, Heather Lattanzio

COMMUNITY COMMENTS

- Bruce Sullivan expressed concern for the front gates being open for extended hours (beyond 3-4 hours) for real estate showings.
- Bruce also asked if heater and chiller estimates for the pool are being considered in next year's budget.
- Fred expressed concern about excessive dips in the roads. Alex said this would be reviewed with the upcoming road work.

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

- The approved May 2025 minutes were sent to Kathy Bundy and posted on the IOB website on July 1, 2025.

(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

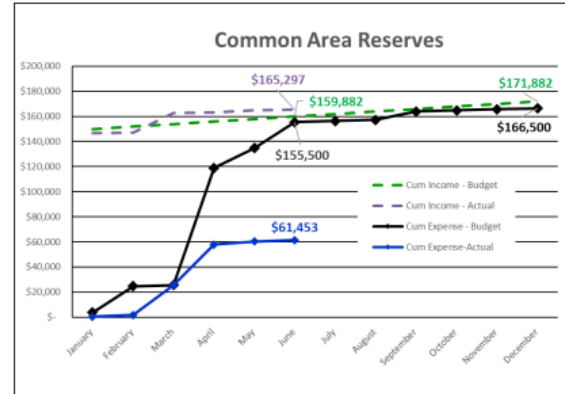
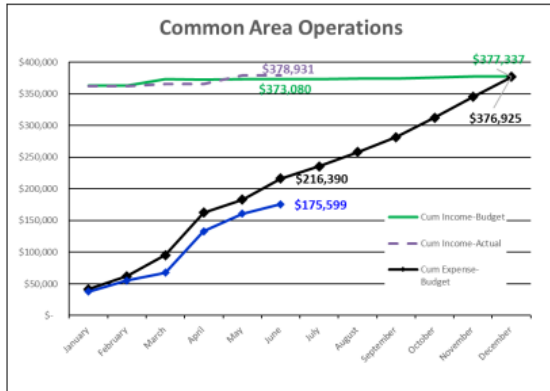
FUTURE MEETING LOOK-AHEAD

FINANCE REPORT – KATHY WHITEHEAD

**Islands of Beaufort Homeowners Association
Board of Directors Meeting
July 8, 2025**

Financial Report – 06/30/25
YTD Actual vs Budget Report
Approval of Cash Consolidation Proposal
2026 Budget Preparations / Schedule
Reserve Study

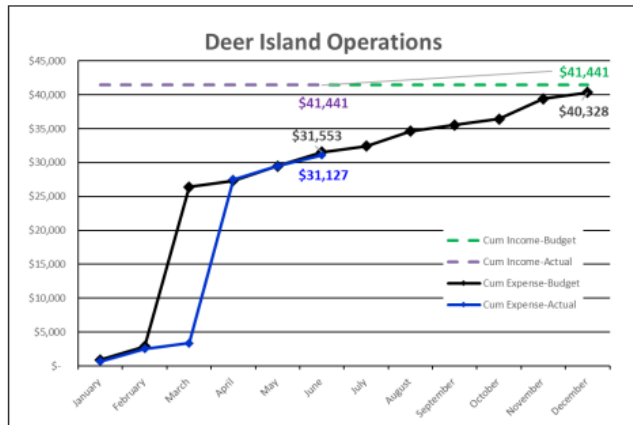
Budget Summary - Common Area Comparison of Plan to Actual – 6/30/25



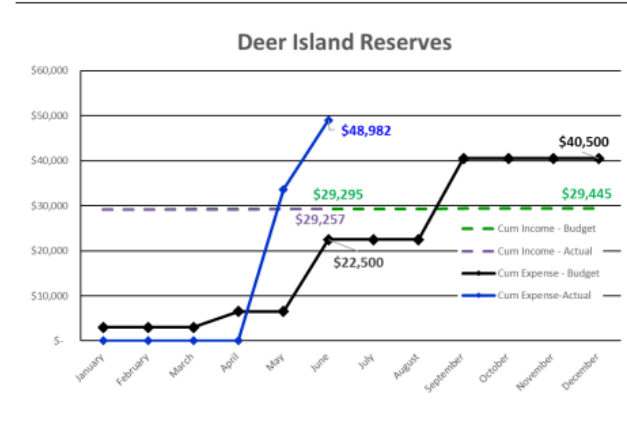
Common Area Operations Expenses		budget	actual	under (over)
Administrative Expenses	\$16,872	\$15,975	\$897	
ARB Services	\$9,039	\$8,289	\$750	
G&L Contracts/Mulch/Straw	\$40,332	\$27,060	\$13,272	\$10,500 straw/mulch timing
Open Space Cmte	\$10,800	\$487	\$10,313	Lot 1 bench \$487
G&L Committee	\$3,445	\$4,955	(\$1,510)	
Storm Water Infrastructure Maint	\$3,313	\$0	\$3,313	(for 2nd DLG drainage)
Tree work	\$15,750	\$18,826	(\$3,076)	Kolcun \$18,076
Storm Cleanup	\$921	\$0	\$921	
Vacant Lot Maint - IOB properties	\$2,000	\$2,185	(\$185)	
Vacant Lot Maint-Offset by Income	\$7,899	\$9,425	(\$1,526)	income offset
Insurance & Taxes	\$56,344	\$56,304	\$40	
Marketing	\$1,550	\$805	\$745	\$471 GoDaddy SSL
Clubhouse	\$5,473	\$5,519	(\$47)	
Pool	\$9,808	\$10,486	(\$677)	
Main Gate	\$6,139	\$3,097	\$3,041	lower repairs YTD
Social/Hospitality Committee	\$861	\$587	\$274	
Utilities	\$15,845	\$11,601	\$4,244	
Contingency	\$10,000	\$0	\$10,000	Mktg \$471
	\$216,390	\$175,599	\$40,790	

Common Area Reserves Expenses		budget	actual	under (over)
Stormwater infrastructure				
repair/renovate DLG french drain across from DI gate	\$8,000	\$0	\$8,000	
Clean main drainage ditch; jute erosion control/fens	\$12,000	\$3,748	\$8,252	
Clubhouse				
New flooring and stair treads	\$38,500	\$0	\$38,500	
New kitchen cabinetry	\$28,000	\$0	\$28,000	
New kitchen appliances	\$10,000	\$2,994	\$7,006	icemaker \$2,994
New kitchen countertop/backsplash	\$12,000	\$0	\$12,000	
New powder room vanity and flooring	\$4,000	\$0	\$4,000	
Pool	\$0	\$19,145	(\$19,145)	
Bridges				
Repair of bridges	\$3,000	\$0	\$3,000	
Replace approx 33 boards	\$0	\$27,840	(\$27,840)	
Roads, Docks and Sidewalks				
Sidewalk removal/repair - Phase II	\$15,000	\$750	\$14,250	
Seal Coating of roads	\$20,000	\$0	\$20,000	
Other / Contingency	\$5,000	\$6,976	(\$1,976)	
			\$500 Kayak Stand from 2024; Insur Ded \$6,476	
	\$155,500	\$61,453	\$94,047	

Budget Summary - Deer Island Comparison of Plan to Actual – 06/30/25



Deer Island Operations Expenses	budget	actual	under (over)
Backflow preventer inspection (47 Anchorage)	\$175	\$146	\$29
Bridge Insurance	\$22,635	\$21,395	\$1,241
Causeway Electrical (for gate operation)	\$312	\$330	(\$18)
Gate Equipment Lease [4 qtrs @ \$1,050]	\$2,220	\$2,244	(\$24)
Internet [Hargray] for: DI Gate	\$805	\$802	\$3
Gate maintenance, repairs, parts	\$500	\$645	(\$145)
Grounds and Landscape Contract	\$3,100	\$3,006	\$94
Irrigation Water	\$625	\$763	(\$138)
Landscape Maintenance - Materials and Labor	\$1,181	\$1,797	(\$616) Kolcun \$1,719
Stormwater Infrastructure Maintenance	\$0	\$0	\$0
Property Taxes	\$0	\$0	\$0
Total	\$31,553	\$31,127	\$426



Deer Island Reserves Expenses	budget	actual	under (over)
Bridge Repairs (result of bridge inspection)	\$3,000	\$22	\$2,978
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	\$3,500	\$48,960	(\$45,460)
Seal DI Causeway and Anchorage Way	\$16,000	\$0	\$16,000
Total	\$22,500	\$48,982	(\$26,482)

CASH BALANCES

	Actual Balances 06/30/25	Actual Balances 12/31/24	Increase from 12/31/24*
IOB Operating Cash	\$174,874	\$57,789	\$117,085
IOB Reserves Cash	\$688,219	\$517,324	\$170,895
DI Operating Cash	\$24,214	\$13,900	\$10,314
DI Reserves Cash	<u>\$108,760</u>	<u>\$128,485</u>	<u>\$(19,725)</u>
Total	\$996,067	\$717,498	\$278,569

*Includes \$67,050 transfer from 2025 CA Op Cash to CA Reserves Cash of 2024 Surplus on 1/25/25



Recommendation to Consolidate IOB's Bank Accounts at Ameris Bank

Explanation of ICS Network

FDIC Insurance Access

The ICS Network provides access to FDIC insurance on larger deposits, safeguarding customer funds effectively.

Spreading Funds Across Banks

By distributing deposits among multiple banks (max \$250,000 per bank), the ICS Network helps maintain insurance coverage beyond standard limits.

Maximizing Liquidity

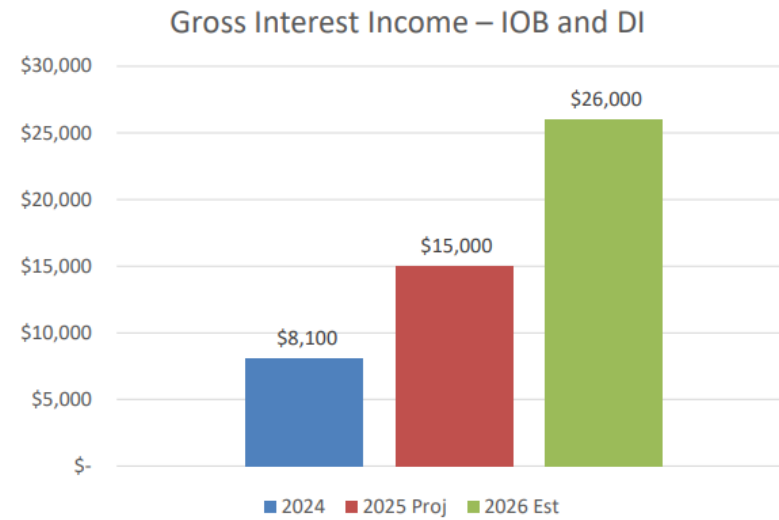
The ICS Network ensures that depositors can access their funds easily while maintaining safety and insurance.



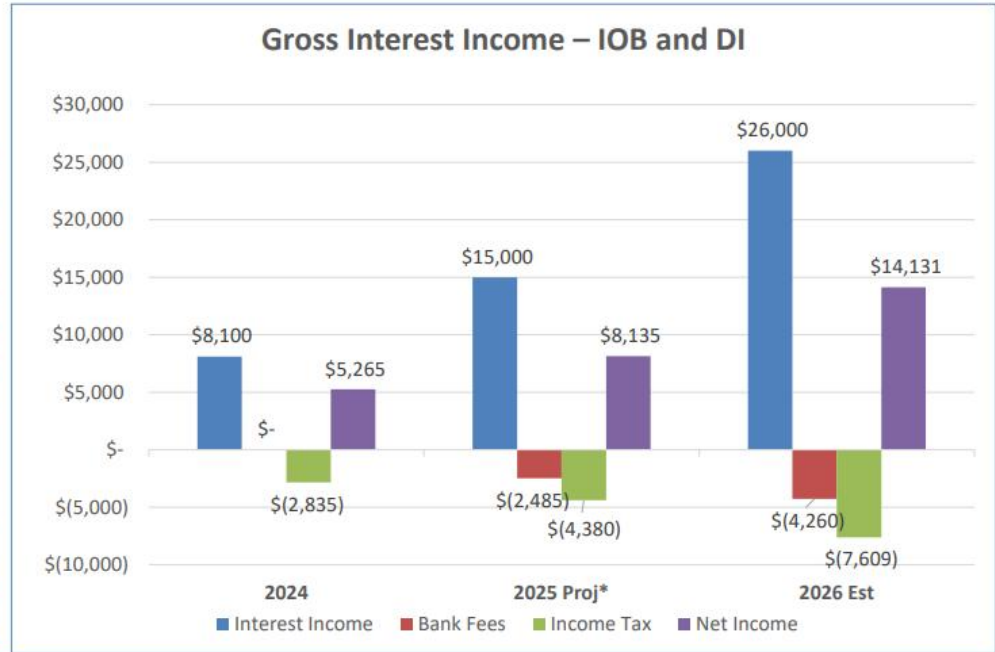
Comparison of Interest Income for 2024, 2025, and 2026

Projected Income Analysis

The chart shows a comparison of projected interest income for the years 2024, 2025, and 2026.



Net Annual Income After Fees and Taxes



* Assumes 6/1/25 implementation
IOB Treasurer Report HOA Members Only

IOB/DI Bank Account Consolidation Plan

Current Bank	Account Name	4/23/25 Balances		Ameris Accounts	Pro Forma Balances	
South State	IOB Operating	\$ 208,455		IOB Operating	\$ 15,000	
				IOB Op MMA	\$ 193,455	
Regions	Builder Deposits Acct	\$ 34,500		Builder Deposits	\$ 34,500	
	IOB Reserves MMA	\$ 213,087			IOB Reserves MMA	\$ 707,918
Wells Fargo	DI Operating	\$ 27,912		DI Operating	\$ 27,912	
	IOB Reserves-Svgs	\$ 62,203			DI Reserves MMA	\$ 157,698
	DI Reserves-Svgs	\$ 94,785				
First Federal Bank	IOB Reserves MMA	\$ 185,914				
	DI Reserves MMA	\$ 62,913				
Ameris	IOB Reserves MMA	\$ 246,714				
		\$ 1,136,483			\$ 1,136,483	

Shep's risk evaluation

Request for Board final approval

Bank account consolidation at Ameris and
implementation of ICS Network service

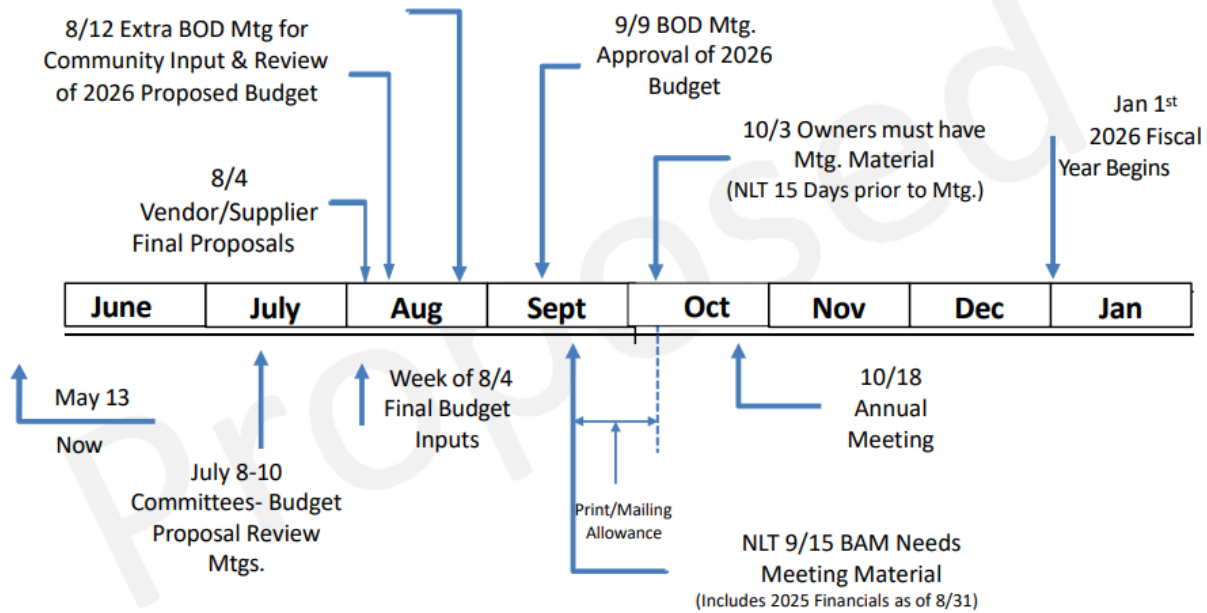


2026 IOB Budget Cycle Timeline

(CPI for June published July 15)

Meetings to Review Budget Proposals from Committees:
July 8 (morning); July 10 (afternoon)

- 1) Clubhouse; Grounds and Landscape; Open Space
- 2) Social; Marketing



IOB Covenants, ARTICLE VI: ASSESSMENTS; Section 3.(a)
 "... may not exceed the sum of five percent (5%) plus the percentage increase reflected in the U.S. City Average, Consumer Price Index- United States (published by the U.S. Bureau of Labor Statistics, Washington, D.C.) ... Consumer Price Index, for the twelve-month period ending the immediately preceding July 1."

CPI data will be published 7/15/25

Reserve Study

- On June 25, the HOA Board approved \$4,875 expenditure to engage Miller-Dodson to update the 2012 reserve study for IOB and DI.
- Reports normally completed in 30-60 days.
- Will use results to evaluate/develop 2026 reserves budgets.
- Board needs to determine if study is for 2025 or 2026
 - Depends on confidence level in projecting reserves spending for balance of 2025.

Reserve Study-cont'd

- Projected reserve spending July – Dec 2025 Major Items:
 - Road repairs, sealing, etc – IOB and DI (use reserve study to evaluate and plan for 2026?)
 - Bridges:
 - DI Walkway \$6,290
 - Both bridges – treatment (\$21,750 in 2021)
 - Clubhouse – \$88,500-kitchen and flooring
 - DLG Drain near DI gate \$8,000

Questions?

Suggestions?

What information would you like to see?

Other Discussion Regarding the Financial Report

- Ameris Bank ICS Network Review
 - Shep Tate did a review of the ICS Network implementation and reported at the meeting. According to his findings, Ameris Bank does a daily sweep and generates the return based on that. The funds are identified as IOB funds.
 - Based on the information gathered by Kathy Whitehead, Kathy Bundy, and Shep's report of his review, the Board approved the bank account consolidation with Ameris Bank and implementation of the ICS Network service.
- IOB Reserve Study
 - Kathy Whitehead gave an overview of the purpose of a Reserve Study.
 - The Board elected to have the Reserve Study done for 2026. Robert Bundy will compile information for Miller-Dodson since the last reserve study.
 - Major items for the remainder of 2025 were reviewed, along with anticipated costs for these improvements. The security system was added as a major item.

MANAGEMENT REPORT – ROBERT BUNDY

- Management was in I.O.B. on June 3rd, 10th, and 24th.
- Romario was sent an email inquiring about the status of the irrigation audits. (no response yet)
- Davis Yoakum was asked if the backfill underneath the west approach slab behind the abutment at the Deer Island bridge was completed. (Davis has not responded yet, but Robert believes it was done.)
- Leon was notified that two French drains will need to be installed at the new walkway on lot 17 Cotton Island.
- A request was made to three different vendors for a quote to power wash a section of the Deer Island bridge and install primer and two coats of Rust-Oleum rock-solid deck re-surfacer 20X.
 - Jacob Gallagher's quote was received to power wash and install primer and one coat of the deck re-surfacer for \$4,800.00.
 - Alpha Painting's quote was for \$3,200.00.
 - The KO Power wash quote was for \$2,242.00.These quotes are for labor only. The estimated cost of material is between \$3,200.00 and \$4,500.00. (Alex commented we need a more accurate cost for labor and material. He stated after his experience of doing the walkway on Cotton Island, more than one coat [30% more] will be needed.)
- There was an issue at the Deer Island gate in June. Eagle Electric One determined that there was a problem with the electrical cable going to the breaker box. Dominion Energy was contacted and with their assistance Eagle Electric One was able to correct the problem.
- The contract for the Level 2 Replacement Reserve Study was signed and sent to Miller-Dodson. Management is pulling together the information they requested. An onsite meeting will be scheduled soon.
- A request was made to Gasque and Associates to flag/mark the I.O.B. property line behind Lots 1-001 and 1-002 to the marsh every 10 feet. It appears the work has been done; however, we have not received an invoice yet.
- A request was sent to Kolcun Tree Care, Southern Tree and A1 Experts Tree for proposals to remove a tree, trim some trees and evaluate some trees in I.O.B.

- Beaufort Area Pools was asked the cost to install a cover over the main pool. Alan, from Beaufort Area Pools, replied that the estimated cost would be \$4,800.00. (Rather than a cover, the small “kiddie” pool will be drained for the winter.) He also offered the estimated cost to convert the pool system over to a saltwater system to be around \$23,500.00.
- The June 2025 financials were emailed to all board members July 3, 2025.
- Kayak agreements were received during May. There are a total of 12 slots in the two pier racks and 6 slots available in the land rack. At this time there is still one pier slot available and 4 slots available in the Land Rack.
- As of July 8, 2025, there are 8 properties on the Receivables list. Two owners owe for 7 vacant lot cleaning, and 1 owner owes for a gate remote. Invoices have been mailed.

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

3/18/25	Lot 1-012	301 Islands Avenue	Wade Green from Murphy (lot)
3/26/25	Lot 2-007	23 Anchorage Way	Timothy/Traci McKennie from Pennington (house)
5/5/25	Lot 3-064	109 Palmetto Place	Mary Claire/Frederick Schneider from Tomlin (lot)
6/20/25	Lot 3-016	425 Battery Chase	James & Yana Thomas from Ertter (house)
6/30/25	Lot 2-024	51 Anchorage Way	Bretton & Gracie Lindsey from Sisco (house)

Pending Closings that attorneys have requested a certification of assessment:

N/A

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.

Other Discussion during the Management Report:

(Included above in parenthesis.)

MARKETING & COMMUNICATIONS COMMITTEE – TOM ERTTER/ALEX KENT

- Tom Ertter has moved, and a chairperson is needed for the committee.
- The Broker/Realtor Open House is still planned after completion of Clubhouse updates (kitchen cabinets and flooring).
- Fred Mueller commented that some houses have sold relatively quickly with good prices while some that have been on the market for a longer time continue to stay on the market.

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

- Currently there are 102 residences built at IOB. There are 3 residences under construction – 2 on the mainland, and 1 on Cotton Island. There are 14 double lots and 10 lots are HOA owned. One residence is in ARB review. There are 66 lots to be developed, and IOB is 66% absorbed. (One particular builder owns a few lots and is discussing building of houses on some of the lots with a builder.)
- The status of residences under construction as visible from the street is listed below:

Name	Location	Permit Status	Foundation Status	Work Status

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 11-12-24	Interior work ongoing
Pfeiffer	404 Islands Ave. IV-25	Permit issued 1-28-25	Foundation survey date 3-11-25	Framing, roofing ongoing

- **Status of ARB reviews**

One property is with architects. The ARB reviewed one conceptual application.

CLUBHOUSE REPORT – DAVID & NANCY BRANDT/ERIC POWELL

- Eric Powell informed the Board that the week of 8/18 is planned for cabinet repair/replacement. This area will be cordoned off so the rest of the clubhouse can be used. New flooring will be installed right after the kitchen cabinet installation.
- Eric said the trellis over the gate from the driveway to the pool area will be repaired.
- Susan Sullivan inquired about plans to clean out the garage building behind the clubhouse near the basketball court. Eric replied that this should be done by the end of this month. Hurricane plywood from the pool house will be stored there. Alex reminded the group that there is no insurance on that building, and it cannot be used for anything other than storage.

SOCIAL COMMITTEE –JOANNE BEYER/SUSAN SULLIVAN & KATHY WHITEHEAD

- Approximately 50 people attended the July 4th/Independence Day recognition at the Clubhouse. The Pledge of Allegiance was recited by all, and Declaration of Independence was read by several IOB residents. Additionally, Jean Watson performed patriotic music, including the National Anthem. Several IOB residents prepared beverages and food for the event. The committee thanks Susan Sullivan for coordinating this event.
- Docktails will be held at the De La Gaye community dock on July 18 and August 13 beginning at 6:00.
- The committee requested an additional \$2000 (budgeted item) for the annual party. This was approved by the Board.
- A potluck dinner is being planned for September 6.

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

- **Projects Accomplished/Underway since May 2025 Board Meeting**
 - Cleaning of retention ponds
 - Dog fennel control (Treatment once a month through September)
 - Planting of a live oak tree on De La Gaye at lot 36
 - Spreading of pine straw and mulch (touch-up of some pine straw areas is underway)
 - New planting in Five Oaks, at the entrance of Cotton Island, and on either side of the rock drainage area on DLG near lots 100 and 104
 - Street island clean-up

- Continuing to maintain a neat appearance along Islands Ave and De La Gaye within 10-15 feet of edge of street creating well-groomed streetscapes and vistas
- Irrigation checks
- Continued monitoring of irrigation systems with Eye on Water app (Thank you, Tom Kucharchik)
- **Monthly meetings and drive-around with Romario from The Greenery**
 - Systemically going street to street during each meeting to identify areas that need attention to improve appearance
 - Continued monitoring of the crew during/after weekly maintenance
 - Upcoming – Late July - Assessment and identification of Sabal Palms to determine which trees need pruning of palm fronds by The Greenery
- **Budget requests for review/approval**

The Greenery Proposal 80195 for \$7,500 - Ornamental rock/Erosion Remediation at Lots 14/15 on De La Gaye now that nearby new construction is complete (Funds for this in the amount of \$8,000 are in reserve account). The Board approved this proposal.
- **Proposals requested and in process of being received/reviewed**
 - Removal of dead/dying trees and large dead limb removal (Robert has requested quotes from 3 tree companies as noted in the Management Report.)
 - Carmen asked if we can also request a price for vista pruning along the marsh near the former play park (ground level about 15 feet and leaving mulch) to see if bunding work with tree removal is more economically feasible. Kathy Whitehead will see if additional funds are available in the Open Space budget as the committee is requesting the vista pruning be done this year pending available funds.
- **Other Discussion:** Carmen Dillard and Kathy Gardner will request that The Greenery remove vines with thorns sprouting along the inside fence line closest to the school district property.

OPEN SPACE COMMITTEE – LINDA TUNSTALL

- The committee distributed a newsletter by email and posted it on IOB website. They ask if anyone has suggestions to please email those.
- The committee received approval from the Board (\$5000) for the footpath and table on Sunset Point. Eric and Leon were notified to begin the work.
- Signs Now (creating the signs for IOB areas designated by the Open Space Committee) are behind on installation.
- Open Space is working with Grounds and Landscaping to get vista pruning done for the area near the old play park along the marsh if funds are available in 2025.
- Belle Grove Park update – Alan Dechovitz is making found materials for reflective footpaths. The committee requested and received approval for \$150 for painting and posts for these signs.
- Tyler Gardner, an IOB resident, is a Landscape Architect student at Clemson University. He is in the process of working with the committee to update the landscape design for Belle Grove Park and the IOB front entrance.
- Other discussion:
 - A 6-inch sewage cap near the playground needs a cover.
 - Laurie Babernitsch mentioned an old rusted out grate near playground needs to be looked at and probably replaced.

OLD BUSINESS

- Update- Sidewalk Repairs & Removal- Eric
 - One area still needs repair on Five Oaks
 - Driveway crack at the Clubhouse - There has been previous discussion about using a permeable surface both for the driveway and to expand parking.
 - Properties facing Five Oaks Circle and backing up on Islands Avenue – Fences have been placed on common property by some residents rather than on private property. Survey plots of these lots will be reviewed to determine if fences need to be moved.
 - Alan Dechovitz asked about the pooling of water on the sidewalk on his property, creating drainage issues. Eric commented that rather than removal of the sidewalk, another option using a type of French drain and lowering of grass line might be a better option.
- Deer Island Bridge Pedestrian Path Update -Already discussed
- Security System Update - Alex
 - This is still under review by the Board
 - The clubhouse building security will likely change (Currently, we are spending \$3,000 for Clubhouse individualized codes.)
- Routine Contractor Rule Sets- General Requirements/Workdays/Work-hours (Non-ARB)
 - No contract work or work crews are allowed to work on Sundays
 - Alex will work on further establishing guidelines in the next few weeks. (An exception can be made in the event clearing of storm debris is needed.)
 - Alan Dechovitz commented that doing indoor work is not an issue. Outside work and landscapers is.
- Lot 1 Fencing Update – Eric
 - The Board decided to go with a 6-foot tall fence. This work is approved to proceed within the appropriate city guidelines.
- Road Maintenance Repairs –
 - Pricing so far is quite expensive. A question being considered by the Board: Do we address critical areas in 2025 then hold off until 2026 for more major repairs once the reserve study is done? Their evaluation could be used for determining what other road work needs to be addressed.
- Lawsuit Update – Alex/Shep
 - The lawsuit is still active and headed for mediation
 - Shep and Alex are working with attorneys
- Other – Golf cart drivers are now required to have driver’s license according to new SC guidelines. Based on these updated guidelines, golf cart use in IOB will be further reviewed.

NEW BUSINESS

- NONE

FUTURE MEETING LOOK-AHEAD

- Reminder- 2025 Board meeting schedule- ~~Jan, Mar, May, Jul~~, August 12 (Special Budget Meeting) at 2:00, Sept, Nov, plus the Oct 18th Annual Meeting.

A MOTION WAS MADE TO ADJOURN AT 3:38 PM. THE BOARD WENT INTO EXECUTIVE SESSION.