

Dennis Nolan



Fran and I discovered Harbor Island in 1997. We immediately fell in love with it and bought the first Pelican Point unit to come on the market after our visit. We soon decided that we would eventually move to Harbor full time. In 2000, we bought our current house on North Harbor. I moved here permanently in 2008 when I retired after teaching law at the University of South Carolina for 34 years. Before that, I spent two years as an Army lawyer in the Pentagon, working on treaty negotiations.

We have been involved in many Harbor Island activities, particularly those related to nature and the environment like the Turtle Patrol and beach preservation. I have served on the HIOA Legal Issues Committee since it was formed in 2004 and have chaired it since 2006. The LIC has worked with the Board and with other committees on a wide range of issues including legal disputes, the BRC, rental questions, enforcement of island rules, beach preservation, budgetary issues, and election procedures. After observing and working with HIOA for five years, I have decided to seek election to the Board. Three matters in particular prompted that decision. On each of them, I believe I have something to contribute.

- **LEGAL COSTS.** In the last fourteen months, HIOA has paid **\$40,000** to settle law suits caused by our own mistakes. The mistaken HIOA decisions involved legal issues, so it is understandable that nonlawyer Board members did not notice them. Having at least one legally trained Board member would have prevented those mistakes. **If elected, I will use my legal training to keep HIOA from getting into trouble so that we do not have to buy our way out of trouble.**

- **RENTAL ISSUES.** The most controversial issue on Harbor Island in the last few years has involved rental properties. I have had experience with both sides of this question. Our permanent home is near several rental properties, so we know first hand the issues renters can present for homeowners. We also occasionally rent out our Pelican Point unit, so we know how rentals introduce potential buyers to the island and enable many of our neighbors to own here. Virtually all of the disputes over rentals could be resolved by strict, consistent, and reasonable enforcement of island rules that apply to everyone. The Board should seek and follow the advice of its Rental Advisory Committee with regard to matters specific to rental properties. **If elected, I pledge to work to unite all owners on these questions.**

- **CIVILITY AND PROFESSIONALISM.** Anyone who has attended Board meetings or read the Board minutes knows the frequent difficulties the Board has had in making critical decisions without nasty personal disputes. Dispute resolution has been my professional specialization for over 30 years. I have successfully arbitrated and mediated hundreds of cases and have served on the boards of at least a dozen civic and professional groups including a similar homeowners' association in Columbia. We need to make our processes transparent and more democratic to guarantee better decisions. For example, we should place Board agendas, including all reports and proposed resolutions, on the HIOA website well *before* Board meetings so that owners can provide timely comments and influence important decisions. **If elected, I will use my skills to resolve our disputes and conduct our meetings with civility and professionalism.**

Thank you for your consideration. I look forward to serving the island in any capacity I can.