

HARBOR ISLAND OWNERS ASSOCIATION, INC.  
Minutes of the Board Meeting of February 6, 2010

In Attendance: John Albert, Dennis Nolan, David Tatum, Ben Horack,  
Marshall Hill, Greg Bennett  
Absent Greta Maddox  
Also in Attendance: Mary Boykin, Island Manager  
Don Woelke, Security  
Jack Fredericks, Maintenance  
Krista Mizell, BRC

1. Call to Order 9:10 AM

2. President Comments: (See Attachments A1 & A2)) Presidents report on special board meeting, decision regarding Seaside Getaways and Committee Meeting February 5, 2010.

After the Presidents comments David Tatum asked to speak. Mr. Tatum expressed that he arrived after the planned committee meeting that was held in his home to find that it had not been pleasant. Mr. Tatum expressed to the members that if he had been present during that time he would have thrown out those who were making vicious comments.

3. Minutes of previous meetings: (See Attachment B & C)

A. Motion to approve January Board Minutes and Board Special Meeting of January 15<sup>th</sup> with corrections, made by Dennis Nolan, seconded by John Albert passed unanimously.  
Mr. Nolan asked to add that he voted in favor only because the rest of the Board did not agree with his suggestion that we fund major capital expenditures through assessments and because the expenditures were critical.

4. Island Reports: Discussion

4.1 Marshall Hill reviewed the financial report (Attachment D). Points of discussion:

- a. Due to financial stability of some banks, we will be reviewing where to place maturing CD's
- b. Account # 6050 Pool repairs is over budget by \$3790.00 due to DHEC required pool repairs
- c. Accounts Receivables are down as many owners have paid the annual assessments. Some owners still believe that they are based on a calendar year and due January 1<sup>st</sup>. when they are actually due November 1<sup>st</sup>.

Motion to approve financial report by Ben Horack and seconded by Dennis Nolan. Passed unanimously.

4.2 Island Management Report which includes Administration, Beach and Racquet Club, Maintenance and Security was reviewed (see Attachment E).

Motion to accept Island Management Report by Greg Bennett and seconded by Marshall Hill. Passed unanimously.

Ben Horack addressed questions raised by some in regards to Securities usage of patrol vehicles (see Attachment F)

## 5. Committees

Facilities – BRC/Community Center Advisory Committee, verbal report by chair Nancy Tatum. Mrs. Tatum stated that she attempted to have a meeting in her home as she wanted everyone's input. The goal was to have a dozen owners on each facility committee. The intent was to have this be an island wide endeavor, so those who did not choose to participate should not complain if they do not like the decisions put forth by the committee.

Election Committee – (see Attachment G) Motion to accept report made by Dennis Nolan, Seconded by Greg Bennett, unanimous approval.

Environmental Stewardship Committee ( see Attachment H) Newly appointed chair John Fisk stated that he would like to see more wildlife activities with different sponsorship and hopes to provide more awareness of these activities.

## 6. Old Business

### 6.1 Commercial Access Policy:

The policy was approved during the Special Board Meeting on January 15<sup>th</sup>. More discussion ensued after that date and a finalized copy (See Attachment I) is being presented for a vote. David Tatum made a motion to amend the document to include those providing estimates, seconded by Ben Horack, unanimous approval.

A list of vendors who have purchased HIOA commercial decals can be found on the website, this is not an endorsement.

## 7. New Business

### 7.1 Sled 2, cancelled

### 7.2 Gate Access Rules – ID ( see Attachment J)

Dennis Nolan explained the need for this resolution made motion to approve, seconded by Ben Horack, unanimous approval.

### 7.3 Enforcement of Rules – (see Attachment K)

Dennis Nolan explained that due to previous confusion over fines and some of the existing language in the fine charts and number 10.4 in the Rules and Regulations that some changes were needed, motion to approve resolution, seconded by Marshall Hill, unanimous approval.

### 7.4 Interest Rates and Rebilling Charges (see Attachment L)

Dennis Nolan explained that he had questions about our current charges and policies and upon review believed that the interest rates should be increased to 24% per annum and a rebilling charge instituted. Mr. Nolan made motion to accept resolution, seconded by Ben Horack, unanimous approval.

7.5 Owner /Member Payment Agreement (see Attachment M) Due to numerous requests of owners to make payments this year a form letter was drafted to facilitate their requests. Motion made by John Albert to accept the requirements as outlined in the letter, seconded by Greg Bennett, unanimous approval.

7.6 Credit Card Usage (see Attachment N) Island Manager explained that upon hearing of other associations allowing members to pay annual dues by credit card they had shown a positive increase in their collection efforts. Motion made by David Tatum to accept resolution, seconded by Greg Bennett, unanimous approval.

7.7 Facility Use Policy – John Albert deferred this until a later time.

### Member Comments:

- Mrs. Brady wanted to know what the staff was doing about illegal vehicle decals. Currently Security is stopping owners at the gate and requiring that they go to the HIOA office to acquire their decals. There is a fine in place for those who do not and it is made into a warning once the updated annual membership decals are acquired.
- Mr. Handbury wanted to know if the board had any idea of the amount of revenue that would be raised with the revised commercial decal/pass policy. Mr. Albert explained that last year we lost over \$20,000 in revenue and hope that we will be able to collect some of those funds this year. Mr. Handbury then asked what about Harbour Key as it is outside the security gate. Mr. Albert explained that a sign had been purchased by Harbour Key stating that commercial decals or a daily pass are required for entrance to Harbour Key.
- Mr. Brannen asked about the language of the commercial access and whether emergencies (such as HVAC) would be waived. Currently with the policy no, emergencies would not be waived. Dennis Nolan explained that when the board began to review the policy months ago it became apparent that there were many holes in the policy, so much so it resembled Swiss cheese. This is currently the best we can do.
- Mr. Lewis spoke to the commercial access and stated that he remembered the original intent and that over the years waivers were added and that this takes the policy back in the direction it needed to be.

- Mrs Hoffman to what she understood to be the club policies on staffing and hours on Fripp and that the board needed to look at its policy in regards to the Beach and Racquet Club. Mrs. Hoffman was involved during the purchase of the BRC for the association and states that we need a job description for the supervisor; she also presented a letter to Mr. Tatum (BRC Liaison) with some of her suggestions. The Manager reminded everyone that there was a job description and explained some of the duties, not just operating a shop.
- Mrs. Hoffman then addressed some of her concerns over the beach and erosion. That HIOA had acquired over 91 acres (through the Open Land Trust) and that we had some jurisdiction over the common areas. The letter being drafted by Mr. Nolan for the board needs to state something about the impact of the re-nourishment on Hunting Island and the agreement made in regards to that re-nourishment. Mr. Harbaugh and Mrs. Hoffman are on the new Environmental Committee and will assist in bringing Mr. Fisk up-to-date on the information they have. Mrs. Hoffman would like to get Tim Kana on the island to speak to the membership on the erosion we are currently experiencing.
- Mr. Fisk stated that if a letter is to go out from the board then it is the committees responsibility to review and make recommendations.
- Mr. Lewis asked Mrs. Hoffman if she found the previous documents in regards to the Hunting Island re-nourishment agreement and yes she had.
- Several members brought up facility usage.
- Mrs. Harbaugh asked that the information she prepared (calendar) was going to be allowed as she had presented a copy of the calendar to the office. Further discussion ensued amongst the members who attended the meeting. Several points were brought up, the events benefitting the island and the purpose of taking donations. Mrs. Harbaugh stated that the donations helped to defray the costs of the planned dance and other items and that they would be open to the whole island. As an owner she pays her annual dues and does not feel like she should have to rent the HIOA facilities, they should be made available for their planned events.
- There was much heated discussion among the members attending the board meeting in regards to facility usage and the conduct of those attending the facility committee meeting held in Mrs. Tatum's home Friday evening.
- Mr. Albert explained that the meeting planned in Mrs. Tatum's home Friday evening for the facilities committee was supposed to serve that purpose, making plans for the use of the facilities as well as their improvements.
- Mrs. Slosek stated that she had been at the meeting Friday and thought that it would be interesting; instead she felt she had been abused. Mr. Slosek stated that they were being threatened; Mr. Tatum said he was not threatening anyone by his statement at the beginning of the meeting, just stating that the behavior exhibited in his home was not acceptable and he would have removed those who were making the vicious comments.
- Mr. Weir asked who was responsible for keeping the donations in this private fund. Mr. Brannen said he had deposited the money in an existing checking account. Mr. Weir asked who had access to the account and

Mr. Brannen and Mrs. Gaulding expressed that they were the check signers on the account. Mr. Weir expressed his concern that the volunteers for island events and other improvements in the past were the same people over and over again and that maybe they should as a small group get together and discuss the concerns expressed over the facility usage and funding.

- Other members expressed their concern over the AED, the golf cart usage by security and what they saw as over use of the patrol car. This had been previously addressed by Mr. Horack.

Mr. Albert asked the board if anyone wanted to make a motion to adjourn, at which time several members expressed that they still wanted to continue the heated discussion.

Meeting adjourned

Respectfully submitted by:

---

Mary Boykin, Island Manager

Minutes adopted on \_\_\_\_\_

Documents Attached:

- A. 1 & 2 Presidents comments
- B. Minutes of the previous meeting
- C. Special Meeting
- D. Financial Report
- E. Island Management Report
- F. Security Usage of Patrol Vehicles
- G. Election Committee
- H. Environmental Stewardship
- I. Commercial Access Policy
- J. Gate Access Rules – ID
- K. Enforcement of the Rules
- L. Interest Rates and Rebilling Charges
- M. Owner/Member Payment Agreements
- N. Credit Card Usage