

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

In Attendance: Dennis Nolan, Greta Maddox, David Tatum, Ben Horack, Jack Fritze

Also in Attendance: Mary Boykin, Island Manager
Don Woelke, Security
Jack Fredericks, Maintenance
Krista Mizell, BRC

Absent: Greg Bennett, Marshall Hill

1. Call to Order 9:04 AM

Executive Session, 8am March 5, 2010.

a. During an executive session at 8am March 5, 2010, Dennis Nolan moved and David Tatum seconded the motion to elect Jack Fritze to be interim board member (taking John Albert's place due to his resignation). Passed unanimously (Greg Bennett and Marshall Hill were absent).

b. During an executive session at 8am March 5, 2010, Ben Horack made a motion to have David Tatum fulfill the VP position for the next 3.5 months and Dennis Nolan to fulfill the VP position beginning July 1 until the annual meeting. Greta Maddox seconded the motion and it passed unanimously (Greg Bennett and Marshall Hill were absent).

2. President Comments:

- a. It is with deep regret that I announce that John Albert has found it necessary to resign, both as President and as a member of the HIOA Board, for personal reasons; which I will not go into at this time. A copy of John's letter of resignation will be attached to the minutes, and made a copy there of, Anyone wanting to know more can go to the Island web site, and read his resignation letter. We will greatly miss John and his presence on the Board of Directors. We wish John and Sarah the best, knowing that Harbor Island is worse off without his guidance and direction. (Attachment A – Mr. Albert's resignation letter)
- b. We will waive the \$25 fee for the Community Garden plots. In exchange, the members will make improvements to the area (new beds and irrigation system).
- c. On April 10 at 10am, Tim Kana will come speak about beach erosion in the Community Center
- d. The next board meeting will be Saturday, April 10, from 9am – 10am
- e. Due to John Albert's resignation, Ben Horack will move into the President's position until the annual meeting.
- f. We have only one member comment section at the end because we have now instituted several methods of communication between the

members and the HIOA board members in advance of each meeting. We are posting the agenda a week in advance, allowing members to send their concerns and ideas to the board members for consideration.

- g. Ben Horack found a used truck for maintenance. The total cost was \$1672.27 versus the \$10,800 we asked for in the budget. Jack Fredericks will maintain a log for all mileage usage. Mary Boykin will purchase mileage logbook. We will have a sign made for the truck "HIOA Maintenance".
3. Guest Speaker – Colonel Baxley
- a. Spoke about hurricane program. The Governor is the only one who can call for mandatory evacuation. At that point, the police will setup road blocks at 7 points with no return access into Beaufort County. If you stay, no help will be available. The reentry pass system will allow emergency medical care personnel in first, then Security, then management personnel. They recommend that you evacuate to Atlanta, Macon, Greenville, or Knoxville. To get alerts, contact www.bcgov.net or Channel 2 on TV
 - b. He recommends that we arm our Security force. For one thing, only armed Security will be allowed back on the islands in the second phase of reentry. Secondly, he is concerned for their safety.
4. Minutes of previous meetings:
- a. Move to approve February minutes at the April meeting since the corrections made had not been pre-approved prior to this meeting.
5. Island Reports: Discussion
- 5.1 Mary Boykin reviewed the financial report (Attachment B). Points of discussion:
- a. As of March 1, A/R is \$73,500 vs. \$97,498.85 listed on financials
 - b. DHEC requirements caused pool repairs to exceed budget
 - c. We have exhausted the facilities budget on Community Center due to new ceiling and new hot water heater.
 - d. Repairs still being made to boardwalk #3
- 5.2 Island Management Report which includes Administration, Beach and Racquet Club, Maintenance and Security was reviewed (see Attachment C).
- a. Working on first draft of Employee Handbook, when second draft is completed it will be forwarded to the board for review.
 - b. Reserve project has begun.

- c. Still waiting to hear back from County on sand scraping permit.
- d. The bridge inspection platform notice is now up for 2 week public notice. Should get permit by the end of March, 2010.
- e. Mary and Don will get information from Sutcliffe on testing out a gas cart to see if that eases our problems with night patrol and battery usage.

Motion made by Greta Maddox to open the pool by March 27, which is the beginning of Spring Break week if feasible. Seconded by Jack Fritze. Passed unanimously.

Motion to accept Island Management Report by David Tatum and seconded by Ben Horack. Passed unanimously.

6 Committees

6.1 ACC.

- 1. Recommendations (see Attachment D):

Motion to accept ACC committee regulations and citation fees by David Tatum and seconded by Dennis Nolan. Passed unanimously.

- 2. One house is under construction. ACC has approved plans for 110 NHD. Within 60 days, the owner will either build or remove the structure. A letter will be sent to owner with this timeline.

7. Old Business

- 7.1 Facility Use Policy (Attachment E). Dennis Nolan made a motion to accept an interim policy as stated in Attachment E. Seconded by Jack Fritze. Passed unanimously.

8. New Business

8.1 Executive Board Meetings (see Attachment F) Motion by Dennis Nolan seconded by David Tatum to accept Executive Board Meetings Policy as drafted. Passed unanimously.

8.2 Board Communications (see Attachment G) Motion by Dennis Nolan seconded by David Tatum to accept Board Communication Policy as drafted, with one amendment made by Greta Maddox. We are to include "approved by board" to the end of the first sentence. Passed unanimously.

8.3 Committee Appointments. Discussion. Dennis Nolan will draft a resolution for the next meeting. The problem is that the Bylaws are unclear.

8.4 Contractor Rules re: Holiday Hours. Dennis Nolan will draft a resolution to change the Contractor rules document to allow contractors on during holidays, but to disallow construction.

8.5 Boat Storage (Attachment H). Dennis Nolan made a motion to add a partial sentence to the General Rules document to match the ACC rules regarding boat parking. Jack Fritze seconded the motion. Passed unanimously.

8.6 Renter Car Pass. Dennis Nolan made a motion to change the 1-3 night car pass to \$10/night if it is shown to not negatively impact our budget for

the current year. If after consideration by Mary Boykin, it will have significant impact, we will consider change November 1, 2010. Mary Boykin will have data to present at the next board meeting. Seconded by Greta Maddox. Passed unanimously.

Member Comments:

- Mary Ann Radke – Agrees that we should enforce any rules we create and we need to have clear rules posted.
- Ocean Marsh property owner Mr. Everard – There is a problem with the sidewalk near K101. Board responded that this is a Walt Daniels issue. Mary Boykin will give you his contact information.
- Bill Brady – Do we still have emergency debris removal contract and what does it cost us? Yes we still have the contract and it does not cost the association unless it is used
- Diane Fisk – The Environmental Control Committee will meet at 4 Key West on March 10. Anyone interested is invited to attend.
- Bonnie Harbaugh – Wanted to know the process for social events. Mary will create reservation form. We are just formalizing the process. And any charges will follow the interim policy voted on today.
- Rick Harrison – There is space available in the Community Garden.
- Sandra Gaulding – Is concerned that Security is not requiring a pin number for a contractor to enter the island. They just have to pay the \$10 and they are in. Chief Woelke responded that their policy is to ask each contractor for the address they are going to and request to see work order for verification. If there are any questions in the minds of Security the owner will be called to confirm the workers entry. Jack Fritze responded that he would like to see a list of all of the annual pass contractors listed on the website so owners can choose from those contractors. A list exists on the website and can be reorganized for ease of use
- Mike Lewis – Would like update on Honeycutt suit. Dennis Nolan responded that we are scheduled for a court hearing on April 1, 2010.
- Beverly Brady – Do we have written approval from Charles Ausburn to keep crabbing dock on his property? Yes Mr Ausburn signed the building permit application
- Michael Brannen – Would like to request member comments at the beginning of the meeting. The board responded that we are going to try our new methods for a few months and then revisit. He would also like to reinstate the Town Hall Meetings. And to remind members that the neighborhood covenants supersede HIOA covenants and rules. For instance, Nautical Watch may have more strict guidelines for boat storage. Recommend that we add that verbiage to the rule.
- John Handbury– Would like Town Hall meetings to continue and for the board to directly address the reported concerns each time. We will do that.
- Michael Lewis – suggested that if we add member comments to the beginning of the meeting, provide a time limit.

- Dennis Nolan – we will attach Michael Brannen’s response (Attachment I) to Ben Horack’s personal letter to the members distributed through HIOA channels. (Attachment J)

Next meeting scheduled for April 10, 2010 at 9 AM.

Meeting adjourned 11:25 AM

Respectfully submitted by:

Greta Maddox, Secretary

Minutes adopted on _____

Ben Horack, President

Greta Maddox, Secretary

Documents Attached:

- A. John Albert’s Resignation Letter
- B. Financial Report
- C. Island Management Report
- D. ACC Committee Report
- E. Facility Use Policy
- F. Executive Board Meetings Resolution
- G. Board Communications Resolution
- H. Boat Storage
- I. Letter from Michael Brannen
- J. Letter from Ben Horack