

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Wednesday, October 21, 2020 • Zoom Teleconference Video**

**Called to order at 1:33 pm by President Don Blank**

**Quorum certified by Secretary Kaye Black**

**BOARD MEMBERS PRESENT:**

- |                                |                      |
|--------------------------------|----------------------|
| 1. Don Blank, President        | 7. Marshall Fletcher |
| 2. Carl Nelson, Vice President | 8. Robert McClune    |
| 3. Robert Turner, Treasurer    | 9. Risa Prince       |
| 4. Kaye Black, Secretary       | 10. Eli Roth         |
| 5. Roger Briney                | 11. Steven Sigalow   |
| 6. Kelly Elliott               | 12. John Simpson     |

Robert Turner left the meeting at 2:17 pm.

MOTION TO: Move the Tennis and Pickleball project to the Financial Report section of the agenda.

MOTION BY: Robert Turner                      SECONDED BY: Kelly Elliot

Vote:   11   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

**APPROVAL OF SEPTEMBER 16 AND OCTOBER 1, 2020 MEETING MINUTES:**

MOTION: Approve the September 16, 2020 meeting minutes.

MOTION BY: Marshall Fletcher              SECONDED BY: John Simpson

Vote:   11   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

MOTION: Approve the October 1, 2020 special meeting minutes

MOTION BY: Robert Turner                      SECONDED BY: Kelly Elliott

Vote:   10   approved,   1   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

**COMMITTEE REPORTS:**

1. Community Relations Committee – ArborNature’s Waste Transfer permit update  
Risa Prince spoke about the upcoming DHEC public hearing on October 22, 2020. Lance said that an email will go out to Landowners about the DHEC hearing. DHEC will be taking oral comments at the public hearing, as well as written comments until November 5. Risa said if DHEC passes the permit, Senator Davis and others will be ready for the appeal process, in which the Senator would take the lead. She also stated that DHEC has the authority to impose more regulations and stipulations if the permit is issued. Requesting executive action by the governor or other legal actions can be taken, if necessary, to appeal DHEC’s decision.

## 2. Nominating Committee

Marshall Fletcher reported on the Board Candidate Forum held on Zoom. There were twenty-seven questions submitted by Landowners, and five questions were asked to each candidate. Around 50 landowners attended the Zoom webinar, which was recorded and is available on the website.

### **FINANCIAL REPORT:**

Robert Turner referenced the September 2020 financial reports provided in the board packet. Income from sales of decals and passes is over budget due to the level of commercial traffic from contractors. A budget surplus will allow us to pay off our loan earlier than planned.

MOTION TO: Use the available cash from the 2020 operating surplus to pay off the line of credit by the end of December 2020 if possible.

MOTION BY: Robert Turner                      SECONDED BY: Kelly Elliott

Vote:   11   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

### Tennis and Pickleball project

Lance Pyle gave an update on the pricing of the project. Complications with the fencing and resurfacing have caused this project to go over budget. Robert Turner reported that the Finance Committee recommends going ahead with the project and has identified resources to cover the cost.

MOTION TO: Use the available cash from the 2020 operating surplus to the extent required to finish the Tennis/ Pickleball project in 2020.

MOTION BY: Robert Turner                      SECONDED BY: Kelly Elliott

Vote:   11   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

Robert Turner left the meeting at 2:17 pm.

MOTION TO: Approve the September 2020 financial report.

MOTION BY: Kaye Black                      SECONDED BY: Risa Prince

Vote:   10   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

### **MANAGERS REPORT:**

Lance Pyle summarized the written report provided in the board packet. He also referenced the POA/PUD Drainage Agreement document that the Town of Hilton Head Island prepared with the intent that the communities on the island would have a standard agreement. Lance asked the board to send comments and questions to him as they continue to work out the agreements. He also thanked the Communications team for their help with the Welcome Packet for new Landowners. The Annual Meeting packets were mailed to all Landowners on Friday, October 16.



Lance also presented the PRPC application for 2021 with their tentative dates, seeking approval for no fee use of Beach House. Their non-landowners pay a \$25 fee to go to the Beach House for events as approved and scheduled by the General Manager.

MOTION: Authorize the Port Royal Plantation Club to use the Beach House as a No Fee User Group for 2021 scheduled events with any requested adjustments to be approved by the General Manager.

MOTION BY: Kelly Elliott                      SECONDED BY: Roger Briney

Vote:   10   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting and move to Executive Session.

MOTION BY: Marshall Fletcher              SECONDED BY: Carl Nelson

Vote:   10   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

MOTION TO: Leave Executive Session.

MOTION BY: Roger Briney    SECONDED BY: Marshall Fletcher

Vote:   10   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

MOTION TO: Authorize Lance to start with a demand letter to initiate legal action against the owners of 6 Audubon Place.

MOTION BY: Risa Prince              SECONDED BY: Roger Briney

Vote:   10   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Kaye Black    SECONDED BY: Steven Sigalow

Vote:   10   approved,   none   opposed

APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

MEETING ADJOURNED AT 5:08 pm