

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Wednesday, December 2, 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     |

**NEW BOARD MEMBERS:**

1. Terry Herron
2. Mark Prince

(Mel Kemp was on a flight and could not attend the meeting.)

**APPROVAL OF OCTOBER 21, 2020 MEETING MINUTES:**

MOTION: Approve the October 21, 2020 meeting minutes

MOTION BY: Robert McClune      SECONDED BY: Roger Briney

Vote: 11 approved, none opposed

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

**FINANCIAL REPORT:**

Robert Turner referenced the October 2020 financial reports provided in the board packet. He said the line of credit should be paid off by the end of the year through income from transfer fees. Also, the \$1,309,000 Beach House loan will be paid down from the \$450k current balance to \$250k by January. He said the Association income is ahead of budget by \$90k through the sales of decals and passes, and the Finance Committee will decide what to do with the surplus after the first of the year when the actual balance is known.

MOTION TO: Approve the September 2020 financial report.

MOTION BY: Kaye Black      SECONDED BY: Marshall Fletcher

Vote: 11 approved, none opposed

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

**MANAGERS REPORT:**

Lance Pyle summarized the written report provided in the board packet. He stated that DHEC has not made a final decision about ArborNature's permit application and would most likely make their decision early next year. Lance also said the Community Relations Committee plans to proceed with an appeal process if the permit is approved. Lance provided updates on Ensis

Road drainage project surveying and the tennis courts project. He also thanked Alice and Kathie for decorating the front entrance and thanked our maintenance staff, Curtis, JJ and Scott, for decorating the rest of the community. Lance stated that the Beach House COVID restriction rules were being changed from every other day booking to everyday booking and that the flag rules have been challenged and should be revisited. Don asked Steven and Roger to assist Lance in revisiting the flag rules. Lance reminded everyone that Rob Wilkinson was still collecting feedback for the Road Safety Analysis. He thanked Scott for his work on the maintenance plan and on the road assessment of deficiencies.

**NEW BUSINESS:**

1. Election of New Officers

MOTION TO: Elect Don Blank as President of the Board for the year 2021.

MOTION BY: Robert Turner                      SECONDED BY: Kelly Elliott

Vote: 11 approved, none opposed

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

MOTION TO: Accept Don Blank's recommendations of Carl Nelson, Robert Turner, and Marshall Fletcher for the officer positions of Vice President, Treasurer, and Secretary of the Board, respectively.

MOTION BY: Kaye Black                      SECONDED BY: Roger Briney

Vote: 11 approved, none opposed

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

2. Pool Rules and Regulations Change

Lance Pyle proposed that the board approve a change to the Pool Rules, Section E-7, due to a request citing the Fair Housing Act.

MOTION TO: Change the current rule from the Pool Rules stating, "Any child not wearing a diaper of any kind may use the large pool. Children not toilet trained or any child wearing diapers or a swim diaper are permitted only in the small pool. Any accident involving fecal matter causing the large pool to close will result in the representing landowner being fined \$150.00 per day the pool is closed," to now read, "Non-toilet trained and incontinent persons must wear swim diapers and a tight-fitting vinyl diaper cover when using the pools. Any accident involving fecal matter causing the pools to close will result in the representing landowner being fined \$150.00 per day the pool is closed."

MOTION BY: Robert McClune                      SECONDED BY: Risa Prince

Vote: 11 approved, none opposed

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

3. Application for Association Groups and Organizations Beach House Usage for 2021

Lance said that the Beach House Mah Jongg and Port Royal Art Group need Board approval since they meet more than 12 times per year, and the Community Event Organizers (CEO's) need approval since they have requested the Beach House on two consecutive peak days.

MOTION: Approve the applications for the Beach House Mah Jongg, Port Royal Art Group and Community Event Organizers' no-fee usage of the Beach House.

MOTION BY: Marshall Fletcher      SECONDED BY: Robert Turner

Vote: 11 approved, none opposed

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

Adjourn Meeting:

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

MOTION BY: Carl Nelson      SECONDED BY: Robert Turner

Vote: 11 approved, none opposed

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

MOTION TO: Leave Executive Session.

MOTION BY: Marshall Fletcher      SECONDED BY: Risa Prince

Vote: 11 approved, none opposed

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

MOTION TO: Authorize Lance Pyle and Weston Newton to file suit against the Landowner(s) of 6 Audubon Place under the following scenarios –

- a) if the pending building permit application is turned down by the Town of Hilton Head Island, or
- b) if the pending building permit application is issued and no action is taken within 14 days to commence construction.

The board directs Weston Newton to send a letter to the Landowner(s) of 6 Audubon Place setting forth these terms.

MOTION BY: Roger Briney      SECONDED BY: Risa Prince

Vote: 10 approved, none opposed

(Kelly Elliott had to leave the meeting before this vote.)

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

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Roger Briney      SECONDED BY: Eli Roth

Vote: 10 approved, none opposed

(Kelly Elliott had to leave the meeting before this vote.)

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

MEETING ADJOURNED AT 3:32 pm