

Association of Landowners of Port Royal Plantation, Inc.
BOARD OF DIRECTORS MEETING MINUTES
Wednesday, August 19, 2020 • Zoom Teleconference Video

Called to order at 1:34 pm by President Don Blank

BOARD MEMBERS PRESENT:

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

APPROVAL OF July 15, 2020 MEETING MINUTES:

MOTION: Approve the July 15, 2020 meeting minutes.

MOTION BY: John Simpson SECONDED BY: Roger Briney

Vote: Ten approved, one opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

COMMITTEE REPORTS:

1. Nominating Committee

Marshall Fletcher reported that five nominees were selected to present to Landowners for the four open seats for the 2021 Board of Directors. He called attention to the election guidelines document that had been distributed in the board packet.

MOTION TO: Approve the Election of Directors Process Guidelines as presented.

MOTION BY: Roger Briney SECONDED BY: Steven Sigalow

Vote: Ten approved, one abstained

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

2. Community Relations Committee

Risa Prince spoke about the proposed response to the pending ArborNature application to open a Construction and Demolition Waste Transfer Facility at their Summit Drive site.

MOTION TO: Send the Community Relations Committee report on the ArborNature update to Landowners.

MOTION BY: Risa Prince SECONDED BY: Marshall Fletcher

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

FINANCIAL REPORT:

Robert Turner referenced the July 2020 financial reports provided in the board packet.

MOTION TO: Approve the July 2020 financial report.

MOTION BY: John Simpson SECONDED BY: Marshall Fletcher

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

MANAGERS REPORT:

Lance Pyle summarized the written report provided in the board packet.

UNFINISHED BUSINESS: none

NEW BUSINESS:

1. Rescind a motion made in the July 15 board meeting on which no action was taken.

MOTION: That the Board rescind the motion to deny the appeal request for 8 Gunpowder Place and to support the PAB decision, which passed at the July 15 board meeting.

MOTION BY: Kaye Black SECONDED BY: Eli Roth

Vote: Ten approved, one opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

2. Rules and Regulations - Flags

Lance Pyle summarized the rules concerning flags and reported that several Landowners have questioned interpretation on Section C. 9. of the Rules and Regulations concerning the determination of whether a political flag/banner is inappropriate.

MOTION: For a 30-day moratorium to prohibit flags and/or banners that display political candidates, parties, or issues while this matter is being studied by PR Administration, and that a recommendation be brought back to the board at the September meeting.

MOTION BY: Steven Sigalow SECONDED BY: Robert McClune

Vote: Seven approved, three opposed, one abstained

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

Adjourn Meeting:

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

MOTION BY: Carl Nelson SECONDED BY: Risa Prince

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

MOTION TO: Leave Executive Session.

MOTION BY: Risa Prince SECONDED BY: Marshall Fletcher

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

MOTION TO: Approve the three candidates proposed by the Plans Approval Board for 3-year term beginning October 1, 2010: Bruce Dumler, Mark Garrette, and Barry Wilbur.

MOTION BY: John Simpson SECONDED BY: Marshall Fletcher

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

MOTION TO: Approve Steve Dill to chair the Plans Approval Board for a 1-year term beginning October 1, 2010.

MOTION BY: Eli Roth SECONDED BY: Risa Prince

Vote: four approved, seven opposed

APPROVED: _____ NOT APPROVED: X TABLED: _____ DIED: _____

MOTION TO: Direct the Plans Approval Board to present a new candidate for the position of chair for the term beginning October 1, 2020..

MOTION BY: Roger Briney SECONDED BY: Steven Sigalow

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

Adjourn Meeting:

MOTION TO: Adjourn the meeting.

MOTION BY: Steven Sigalow SECONDED BY: Marshall Fletcher

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

MEETING ADJOURNED AT 4:29 pm

ADDENDUM TO 08/19/20 BOARD MEETING MINUTES:

ITEM FOR NEXT BOARD MEETING

The owners of 8 Gunpowder Place have requested that the Board (as allowed per Covenants Article VIII, Section 4) provide an interpretation of Covenants Article VII, Section 8 which states:

Section 8. Vehicles; Trailers; Boats. No mobile home, trailer, tent, barn or similar out-building, structure, or temporary storage container of any size shall be placed on any Residential Lot, Family Dwelling Unit, or parcel of land within the Plantation without prior approval from the PAB, and such approval shall be limited to temporary use of such structures reasonably essential to economical, orderly and efficient construction during the construction process only. No house trailer or residence trailer may be permitted within the Plantation. No boats, boat trailers, campers/recreational vehicles (RV), commercial trucks/vehicles or utility trailers or vehicles whether licensed or not, may be maintained overnight in the Plantation unless or until an attractive closed or screened-in storage facility for such boats, vehicles and trailers is constructed and used for such purpose. *No such screened-in storage facility may be erected or constructed within the Plantation without the approval of the PAB and none will be permitted on a Residential Lot or Family Dwelling Unit unless it is designed as a part of the residential dwelling (i.e., a garage) and otherwise complies with the normal set- back and other architectural criteria utilized by the PAB.*