

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Wednesday, July 15, 2020 • Zoom Teleconference Video**

Called to order at 7:13 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 June 17, 2020 MEETING MINUTES:**

MOTION: Approve the June 17, 2020 meeting minutes with one correction on the Beach House Reopening Guidelines vote count.

MOTION BY: Carl Nelson SECONDED BY: Robert McClune

APPROVED:  NOT APPROVED:  TABLED:  DIED:

**COMMITTEE REPORTS:**

1. Nominating Committee

Marshall Fletcher reported that seven applications were received for the 2021 Board of Directors and interviews will be conducted this week.

**FINANCIAL REPORT:**

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

MOTION TO: Approve the June 2020 financial report.

MOTION BY: Marshall Fletcher SECONDED BY: John Simpson

APPROVED:  NOT APPROVED:  TABLED:  DIED:

**2019 and 2018 AUDIT:**

Robert Turner referenced the audited financial statements provided in the board packet.

MOTION TO: Approve the 2019 and 2018 audited financial statements.

MOTION BY: Kaye Black SECONDED BY: Carl Nelson

APPROVED:  NOT APPROVED:  TABLED:  DIED:

**MANAGERS REPORT:**

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

**UNFINISHED BUSINESS:**

1. Legal Name of the Association

MOTION: That the Board approve the following process: present to landowners amendments to the governing documents to include, as necessary the Declaration and Covenants, Bylaws, and Articles of Incorporation, for a landowner vote to remove the word "Plantation" from the Association's legal corporate name and any other location where "Plantation" is used in the documents. This would authorize Weston Newton to prepare all the documents necessary to be presented to landowners. The proposed amendment is to be included in the 2020 annual mailing, and the Annual Meeting is to be used as the duly called meeting.

MOTION BY: Eli Roth SECONDED BY: Carl Nelson

Vote: 8 approved, 2 opposed and 1 abstention.

APPROVED:  NOT APPROVED:  TABLED:  DIED:

**2. Tennis Court and Pickleball Proposal**

Lance Pyle summarized the Tennis Court and Pickleball proposal provided in the Board Packet.

**MOTION:** To resurface two existing tennis courts as tennis courts and replace two existing tennis courts with six pickleball courts.

**MOTION BY:** Eli Roth **SECONDED BY:** Robert McClune

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**NEW BUSINESS:**

**1. PAB Appeal 8 Gunpowder Place**

**MOTION:** To move discussion of the PAB Appeal to Executive Session.

**MOTION BY:** Carl Nelson **SECONDED BY:** Risa Prince

**Vote:** 10 approved, 1 opposed

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**2. Pledge the Pink**

**MOTION:** To approve the Coffee Ladies request to host one day of a Pledge the Pink walk/run event in our community on October 15, 2021.

**MOTION BY:** Marshall Fletcher **SECONDED BY:** John Simpson

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**3. Hargray Easement**

**MOTION:** To approve the amendment to add the Ocean Point Owners Association as a party to the existing Hargray Easement agreement.

**MOTION BY:** Roger Briney **SECONDED BY:** Eli Roth

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**Adjourn Meeting:**

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

**MOTION BY:** Robert Turner **SECONDED BY:** Carl Nelson

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**MOTION TO:** Move out of Executive Session.

**MOTION BY:** Marshall Fletcher **SECONDED BY:** Robert Turner

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**MOTION TO:** Deny the appeal request for 8 Gunpowder Place and to support the PAB decision.

**MOTION BY:** Roger Briney **SECONDED BY:** Robert McClune

**Vote:** 9 approved, 2 opposed

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**MOTION TO:** Adjourn the meeting.

**MOTION BY:** Steven Sigalow **SECONDED BY:** Marshall Fletcher

**APPROVED:**   X   **NOT APPROVED:**        **TABLED:**        **DIED:**       

**MEETING ADJOURNED AT 9:14 pm**

**ADDENDUM TO 07/15/20 BOARD MEETING MINUTES:**

**OPEN FORUM ITEMS PRESENTED BY LANDOWNERS FOR BOARD CONSIDERATION**

1. Jeanne Befano – Legal Name of Association
2. Todd Elliott – Legal Name of Association
3. Frank Coe – Legal Name of Association