

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**Wednesday, September 16, 2020 • Zoom Teleconference Video**

**Called to order at 1:53 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 (joined late) |
| 5. Roger Briney                | 11. Risa Prince                  |
| 6. Robert McClune              | 12. Kelly Elliott                |

MOTION TO: To amend the agenda to remove the New Business item about the referendum and add an Executive Session item to discuss annual meeting documents.

MOTION BY: Risa Prince      SECONDED BY: Carl Nelson

Vote: ten approved, none opposed

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

**APPROVAL OF August 19, 2020 MEETING MINUTES:**

MOTION: Approve the August 19, 2020 meeting minutes.

MOTION BY: Carl Nelson      SECONDED BY: Roger Briney

Vote: ten approved, none opposed

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

**COMMITTEE REPORTS:**

1. Community Relations Committee

Risa Prince addressed the ArborNature situation and gave a summary of its updates. The committee intends to continue to pressure DHEC and oppose the operation. Robert McClune mentioned that the solid waste and recycling center may be closing. Risa reported that the Town is working to keep it funded and open.

2. AdHoc Agreement Committee

Carl Nelson reported on the agreement documents between Heritage Golf Port Royal LLC, The Association of Landowners of Port Royal Plantation, Inc. and Port Royal Plantation Club. The AdHoc Committee drafted an updated document for Eric Boberg, Vice President of Operations for Heritage Golf, to review.

3. Nominating Committee

Marshall Fletcher referenced the bios of the Board candidates published in the September Trident and said they will be hosting a question and answer session for Landowners to interact with the candidates. Candidates will also respond to questions in writing, which will be published in the October Trident.

**FINANCIAL REPORT:**

Don Blank referenced the August 2020 financial reports provided in the board packet.

MOTION TO: Approve the August 2020 financial report.

MOTION BY: Robert Turner SECONDED BY: John Simpson

Vote: ten approved, none opposed

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

**MANAGERS REPORT:**

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

**UNFINISHED BUSINESS:**

- 1. Rules and Regulations - Flags

Lance reported that the staff met and considered how Article VII, Section 6 of the Covenants gives a basis for the new flag rules and regulations. He asserted that if a flag represented a sign, it would fall under the sign regulations in the Covenants.

MOTION TO: Approve the Flag Rules and Regulations: A maximum of two flags/banners in good condition and no larger than 3’ x 5’ may be flown on a Landowner’s property. Flags/banners may be flown on a PAB approved flagpole, or attached to the house, garage or a tree. No flags/banners that represent a sign which is used for promotion, advertisement, publicity, marketing, etc. are permitted unless approved by the PAB. The Association reserves the right to determine, at its sole discretion, whether a flag/banner is inappropriate and should be removed.

MOTION BY: Roger Briney SECONDED BY: Robert McClune

Vote: nine approved, two opposed

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

MOTION TO: Approve the enforcement and fee schedule for violations of the Flag Rule as recommended by staff.

MOTION BY: Roger Briney SECONDED BY: Robert McClune

Vote: eight approved, three opposed

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

**NEW BUSINESS:**

- 1. 2021 Proposed Draft Budget

MOTION TO: Approve the 2021 Draft Budget with the amendment of the motion to include the transfer of asset replacement funds from 2022 to 2021 for one new vehicle.

MOTION BY: Robert Turner SECONDED BY: Carl Nelson

Vote: eleven approved, none opposed

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

Adjourn Meeting:

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

MOTION BY: Roger Briney SECONDED BY: Robert Turner

Vote: eleven approved, none opposed

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

MOTION TO: Leave Executive Session.

MOTION BY: Carl Nelson      SECONDED BY: Kaye Black

Vote: eleven approved, none opposed

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

MOTION TO: Approve the recommendation from the Plans Approval Board to name Dennis Darling as chair for the term beginning October 1, 2020.

MOTION BY: Carl Nelson      SECONDED BY: Marshall Fletcher

Vote: nine approved, two abstained

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

MOTION TO: Authorize Lance to proceed with determining the legal process to address the covenant violation issues with 6 Audubon Place and advise the Landowner that the Association is taking this step.

MOTION BY: Kaye Black      SECONDED BY: Carl Nelson

Vote: eleven approved, none opposed

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

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Carl Nelson      SECONDED BY: Robert McClune

Vote: eleven approved, none opposed

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

MEETING ADJOURNED AT 5:56 pm