

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MINUTES**  
**Wednesday, April 21, 2021 • Beach House and Zoom Teleconference Video**

**Called to order at 1:31 pm by President Don Blank**

**BOARD MEMBERS PRESENT:**

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| 1. Don Blank, President             | 7. Terry Herron (attended via Zoom) |
| 2. Carl Nelson, Vice President      | 8. Mel Kemp                         |
| 3. Robert Turner, Treasurer         | 9. Robert McClune                   |
| 4. Marshall Fletcher, Secretary     | 10. Mark Prince (attended via Zoom) |
| 5. Roger Briney (attended via Zoom) | 11. Eli Roth (attended via Zoom)    |
| 6. Kelly Elliott                    | 12. Steven Sigalow                  |

**OPEN FORUM: 3 minutes**

Bill Burger, the representative of the Wednesday Morning Mixed Group, had a request to change the timing of the court reservation blocks since his group usually started at 8:30 am. This will be discussed in conjunction with New Business, item #3, "Block Play Reservation Rules".

**APPROVAL OF March 17, 2021 MEETING MINUTES:**

MOTION: Approve the March 17, 2021 meeting minutes with the following amendments to New Business, item #1, paragraph #3:

- deleting the word "hold" in sentence #1
- changing the wording in sentence #2 from " amount to reasonable maintenance" to "amount for reasonable maintenance" and adding "an" before "adequate reserve fund".

MOTION BY: Carl Nelson                      SECONDED BY: Robert McClune

Vote: 11 approved, none opposed

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

**COMMITTEE REPORTS:**

1. Rules and Regulations Committee

Roger Briney stated that the committee had been formulating a draft of the Rules and Regulations that should be ready approximately a week before the May 2021 Board Meeting. He said they wanted to have the rules reviewed by the Administration Staff before the draft is finalized. The committee will take their feedback into consideration before finalizing the document for presentation to the Board.

2. Community Relations Committee

Terry Herron and Lance answered some questions from Board members about the proceedings with the Mid Island Tract. Terry stated from the report that the consultant(s) should be hired and visiting Hilton Head Island sometime in mid-June.

**FINANCIAL REPORT:**

Robert Turner referenced the March 2021 financial reports provided in the board packet.

MOTION TO: Approve the March 2021 financial report.

MOTION BY: Carl Nelson                      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. One of the topics mentioned in the report was the Ensis Drainage Project update. He said the Town of Hilton Head Island was willing to pay for most of the funding for the project. However, the project did not rank as a top priority and would probably be delayed until the 2023 to 2025 timeframe. Lance explained that we could complete the project ourselves and the Town will reimburse Port Royal for their share of the project cost over a period up to 5 years.

MOTION TO: Approve immediately moving forward with the Ensis Road Drainage Project at a currently estimated cost of \$173,568 of which \$148,025 will be reimbursed by the Town of Hilton Head Island and the remaining balance of \$25,542 will be paid by Port Royal Plantation. The Finance Committee will provide a report by the May Board Meeting of the funding for this project.

MOTION BY: Kelly Elliott                      SECONDED BY: Carl Nelson

Vote: 10 approved, none opposed 1 abstained

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

**UNFINISHED BUSINESS:**

- 1. Pickleball Group Play Request

This agenda item was not voted on because it was nullified in the motion made about Block Play Reservation Rules under New Business, item #3.

**NEW BUSINESS:**

- 1. PAB Guidelines Revision

Don Blank explained that the PAB Guidelines had merely been reorganized and none of the rules had been changed.

MOTION TO: Accept the reorganization of the PAB Guidelines as presented.

MOTION BY: Robert McClune                      SECONDED BY: Mel Kemp

Vote: 11 approved, none opposed

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

## 2. Executive Session Policy

Don Blank presented a draft of the Executive Session Policy. Editorial changes were suggested by several Board members.

(Terry Herron dropped off from the meeting)

MOTION TO: Postpone the vote on the Executive Session Policy until a better draft of the policy is written.

MOTION BY: Steven Sigalow                      SECONDED BY: Mark Prince

Vote:   3   approved,   6   opposed   1   abstained

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

MOTION TO: Approve the Executive Session Policy as it is written with the following amendments:

- Remove the bullet format in the first bullet and changing “limited to:” to “limited to, but not required to be:”
- Change the wording in the last bulleted item from “Allegations of criminal misconduct” to “Allegations of criminal or other misconduct, or policy violations by members.”

MOTION BY: Carl Nelson                      SECONDED BY: Marshall Fletcher

Vote:   8   approved,   1   opposed   1   abstained

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

## 3. Block Play Reservation Rules

Lance summarized the Block Play Reservation Rules memo included in the Board packet and provided background regarding the reasoning for the recommended rules. The Board also discussed the request from the Wednesday Morning Mixed Group to continue their 8:30 am start time on Wednesdays. It was suggested to have a set block time for the warmer months and a set block time for the cooler months.

MOTION TO: Approve the Block Play Reservation Rules as presented by Lance with the amendment that the block times in April through September are 8:00 am – 12:30 pm and in October through March are 8:30 am – 1:00 pm.

MOTION BY: Robert McClune                      SECONDED BY: Mel Kemp

Vote:  10  approved,  none  opposed

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

## 4. Healthcare

Lance summarized the Association provided healthcare memo that was sent via email to the Board.

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Robert Turner                      SECONDED BY: Mel Kemp

Vote:   10   approved,   none   opposed

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

MEETING ADJOURNED AT 3:55 pm

Signed: \_\_\_\_\_