

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MINUTES**  
**Wednesday, April 20, 2022 • Beach House and Zoom Teleconference Video**

**Called to order at 1:36 pm by President Carl Nelson**

**BOARD MEMBERS PRESENT:**

- |                                |                       |
|--------------------------------|-----------------------|
| 1. Carl Nelson, President      | 7. Clifford Kenneck   |
| 2. Mark Prince, Vice President | 8. Tom Korzik         |
| 3. Robert Turner, Treasurer    | 9. Martha Lake        |
| 4. Kelly Elliott, Secretary    | 10. Robert McClune    |
| 5. Robert DeRose               | 11. Bernie McGarrigle |
| 6. Terry Herron                | 12. Steven Sigalow    |

**OPEN FORUM: 3 minutes**

President Carl Nelson opened the floor for open forum, but no one made comment. Seeing none who wished to speak, Carl closed the forum.

**QUORUM CERTIFIED – Kelly Elliott, Secretary**

**APPROVAL OF BOARD MEETING MINUTES:**

**MOTION:** Approve the March 16, 2022 Board Meeting minutes.

**MOTION BY:** Clifford Kenneck      **SECONDED BY:** Mark Prince

**Vote:** 11 approved, 0 opposed

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

**FINANCIAL REPORT:**

Robert Turner referenced the March 2022 financial reports provided in the board packet.

**MOTION TO:** Approve the March 2022 financial report.

**MOTION BY:** Robert McClune      **SECONDED BY:** Bernie McGarrigle

**Vote:** 11 approved, 0 opposed

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

**MANAGERS REPORT:**

Lance Pyle summarized the written report provided in the Board packet. In Maintenance, he spoke about the status of repaving Ensis and the small section of South Port Royal, the start of leisure path replacement for this year, the status of the sinkholes on the Town's repair list and the status of the sinkhole Hargray is set to reimburse Port Royal for.

In Administration, Lance covered the new phone system installed and the reevaluation of the options for a new website. Corporate ownership was again discussed, including a breakdown of the 18 LLC ownerships in Port Royal Plantation. Following this discussion, the Board elected not to take any further action on the matter at this time.

Lance referenced information provided to the Board about a potential new standing committee, a Social Committee. This item will be a Board Agenda item for the May meeting.

**UNFINISHED BUSINESS:**

1. Safety & Security Committee Rule Amendment

Robert McClune reintroduced an amendment to the Rules And Regulations which would add a Section B.3., incrementing the existing sections by one to make room for this new paragraph (i.e. the original B.3. becomes B.4., and the original B.4. becomes B.5.).

MOTION TO: Add a section B paragraph 3, subparagraphs a. and b. as modified in the 4/2/2022 memo from Robert McClune to the Board of Directors, modifications to include change "prescribed" to "proscribed" in Section B.3.a., add "Covenant" in front of "Article VII Section 5", in Section B.3.b, eliminate "in its discretion" from Section B.3.b., and add a comma in \$5,000 in Section B.3.b.

MOTION BY: Robert McClune                      SECONDED BY: Bernie McGarrigle

Vote:   9   approved,   2   opposed

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

**NEW BUSINESS:**

1. Noisy Truck Complaint

Carl opened the discussion regarding a landowner's request concerning a noisy truck. Based on the current Rules and Regulations, there was no violation of a rule related to noise violations. After a lengthy discussion, the Board decided not to take action on the matter.

MOTION TO: Move into Executive Session.

MOTION BY: Clifford Kenneck                      SECONDED BY: Robert McClune

Vote:  11  approved,   0  opposed

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

**EXECUTIVE SESSION:**

1. Common Property Trespassing Notice

MOTION TO: Move out of Executive Session

MOTION BY: Steven Sigalow                      SECONDED BY: Robert McClune

Vote:  11  approved,   0  opposed

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

MOTION TO: Port Royal Plantation to impose No Trespass Orders on 2 individuals as discussed in Executive Session

MOTION BY: Mark Prince                      SECONDED BY: Robert McClune

Vote:  11  approved,   0  opposed

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

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Mark Prince                      SECONDED BY: Robert McClune

Vote:  11  approved,   0  opposed

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

MEETING ADJOURNED AT   4:13   pm

Signed: Kelly A. Elliott, Secretary, The Association of Landowners of Port Royal Plantation

*K. Elliott, Secretary 5/18/2022*