

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MINUTES**  
**Wednesday, August 18, 2021 • Beach House and Zoom Teleconference Video**

**Called to order at 6:34 pm by President Don Blank**

**BOARD MEMBERS PRESENT:**

- |                                 |                           |
|---------------------------------|---------------------------|
| 1. Don Blank, President         | 7. Terry Herron           |
| 2. Carl Nelson, Vice President  | 8. Robert McClune         |
| 3. Robert Turner, Treasurer     | 9. Eli Roth               |
| 4. Marshall Fletcher, Secretary | 10. Steven Sigalow (zoom) |
| 5. Roger Briney                 |                           |
| 6. Kelly Elliott                |                           |

(Mel Kemp and Mark Prince unable to attend the meeting)

**OPEN FORUM: 3 minutes**

Dan Cleyrat, 8 Gunpowder, requested that the Board postpone an action on the 8 Gunpowder Appeal and its current status with the PAB until the September Board meeting. He said he was concerned that the PAB's most recent decision was reached during their meeting the day before the Board meeting and said he did not believe all information presented by them to the Board was accurate.

**QUORUM CERTIFIED – Marshall Fletcher, Secretary**

**APPROVAL OF JULY 21, 2021 BOARD MEETING MINUTES:**

**MOTION:** Approve the July 21, 2021 Board Meeting minutes with the amendments of adding "information." to the last sentence in the Open Forum section and deleting "to" from the Pickleball Block Play motion to read "...reservations only for Saturday play."

**MOTION BY:** Roger Briney                      **SECONDED BY:** Carl Nelson

**Vote:**   9   approved,   0   opposed

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

**COMMITTEE REPORTS:**

1. Rules and Regulations Update – Roger Briney

Roger Briney gave a quick update on the current status of the Rules and Regulations draft. He said after reviewing the landowner comments and administration comments, a revised document would be drafted for the Board to vote on in the September Board Meeting.

**MOTION TO:** Add the Community Relations Committee report to the August 2021 Board Meeting agenda.

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

**Vote:**   9   approved,   0   opposed

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

2. Community Relations Committee – Terry Herron

Terry Herron reported that two consulting teams were set in place for the Mid Island Park project. One group, MKSK, has 5 subcommittees that will handle the Mid Island Park and the Mid Island District as a whole. They are holding introductory meetings to include Q&A sessions with several stakeholders. The St. James Baptist Church reportedly is getting closer to a move into that park near Union Cemetery Road. He said they did discuss having the first meeting with consultants, Town staff, and some members of Port Royal, and this meeting would be followed by a Town Hall-style meeting in our Beach House. He said the process has begun and the first proposal probably would be given in September. After they receive community and stakeholder input, they will produce a more refined proposal in December. A final proposal will be presented in the spring of 2022.

**FINANCIAL REPORT:**

Robert Turner reviewed the July 2021 financial reports provided in the board packet.

MOTION TO: Approve the July 2021 financial report.

MOTION BY: Robert McClune                      SECONDED BY: Roger Briney

Vote:   9   approved,   0   opposed

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

**MANAGERS REPORT:**

Lance Pyle attended the meeting virtually since he was out of town for the CAI Conference. He summarized the written report provided in the board packet. He reported that a sinkhole was found near Coggins and Port Royal and was working with the Town to complete repairs. Lance also mentioned the start of the Ensis Drainage Project and the progress they have made.

As a follow-up to the request from the July 2021 Boar meeting, Lance informed the Board that Scott Kunkle had researched prices for using composite material vs wood for construction of the three boardwalks at Overlook, Tattnall and Salt Spray. The cost provided by the contractor for using composite material would be \$39,811. This cost is \$999 over the cost of construction using wood and exceeds the 2021 budgeted amount by \$23,111.

MOTION TO: Approve the replacement of the Overlook, Tattnall, and Salt Spray boardwalks by use of composite material rather than wood and approve spending \$23,111 over 2021 budget for this work.

MOTION BY: Robert Turner                      SECONDED BY: Eli Roth

Vote:   9   approved,   0   opposed

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

Lance continued his report by providing the current Hargray penetration rates in the Plantation of 42% total penetration with 28% at 200 mbps or greater. He stated that Hargray would be conducting another donuts & coffee session at the Beach House and that they would be rescheduling the Ice Cream Social using Hilton Head Ice Cream Company on August 31 from 3-6 pm.

Lance announced that after reviewing many great candidates, they were narrowed down with multiple interviews, and Eric Standridge was selected as the new Operation Director. He will start on Tuesday, August 24.

He also discussed the progress made on the Ocean Point vandalism case. He said Beaufort County Sheriff's Department assigned an investigator to the case, and the investigator will be meeting with the juvenile suspects soon. Each landowner affected would be given the option to press charges for ring and run and vandalism, and the Association and Ocean Point would be given the option to press charges for trespassing.

**UNFINISHED BUSINESS:**

1. 8 Gunpowder – Appeal PAB Decision for a setback variance (Tabled)

Don Blank summarized the current situation with the appeal of 8 Gunpowder. The Board had instructed the Cleyrats and the PAB to discuss possible alternative solutions to determine if a satisfactory resolution was attainable. Following those discussions, the PAB rejected the latest submitted proposal for the garage addition at their meeting on August 20, 2021. The Board discussed tabling or voting on the May 19, 2021 appeal. The Cleyrats were advised that since they had submitted a new variance request which was denied by the PAB, they could choose to submit a new appeal for that and the Board would schedule a new Public Hearing. Depending on the Cleyrats decision, the BOD will either schedule a new public hearing or vote on the May 19, 2021 appeal at the September meeting.

MOTION TO: Extend tabling action on the April 17, 2021 appeal until the September Board meeting or a specially called Board meeting with the Cleyrats and the PAB in attendance.

MOTION BY: Carl Nelson                      SECONDED BY: Terry Herron

Vote:   9   approved,   0   opposed

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

**NEW BUSINESS:**

1. Appointment of the Chairperson of the newly established Security Committee

Don Blank presented his appointment of Robert McClune as the Chairperson of the newly established Security Committee. It was also discussed that a charter will be developed by Robert McClune for the committee.

MOTION: Approve the appointment of Robert McClune as the Chairperson of the newly established Security Committee.

MOTION BY: Robert Turner                      SECONDED BY: Terry Herron

Vote:   9   approved,   0   opposed

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

2. South Port Royal Lot agreement

Lance explained the South Port Royal Lot agreement as it pertained to correcting the boundaries shown on the Deed Plat Configuration for lot 37 South Port Royal Drive.

MOTION TO: Approve the boundary line confirmation and settlement agreement for 79 South Port Royal Drive (lot 37 South Port Royal Drive).

MOTION BY: Carl Nelson                      SECONDED BY: Robert Turner

Vote:   9   approved,   0   opposed

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

3. Draft 2022 budget (handout)

Robert Turner introduced the draft 2022 budget and asked that Board members review the draft. He said if Board members thought it would be helpful, they could hold a workshop to discuss the draft 2022 budget before voting on it at the September meeting.

MOTION TO: Move into Executive Session for discussions of Staffing and Nominating Committee.

MOTION BY: Roger Briney                      SECONDED BY: Marshall Fletcher

Vote:   9   approved,   0   opposed

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

**EXECUTIVE SESSION:**

MOTION TO: Move to leave Executive Session after discussing Staffing and Nominating Committee items.

MOTION BY: Carl Nelson                      SECONDED BY: Robert Turner

Vote:   9   approved,   0   opposed

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

**PUBLIC MEETING**

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Carl Nelson                      SECONDED BY: Eli Roth

Vote:   9   approved,   0   opposed

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

MEETING ADJOURNED AT 9:12 pm

Signed: 