

Association of Landowners of Port Royal Plantation, Inc.
BOARD OF DIRECTORS MINUTES
Wednesday, August 17, 2022 • Beach House and Zoom Teleconference Video

Called to order at 1:49 pm by President Carl Nelson

BOARD MEMBERS PRESENT:

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

Kelly Elliott, Secretary, was not able to attend the meeting; Bernie McGarrigle helped take minutes for the meeting.

Mark Prince could not attend most of the meeting, but he attended the meeting via Zoom for the Executive Session.

OPEN FORUM: 3 minutes each

Ellen Newman, 11 Barnacle Road, provided comment about the intersection at Coggins Point and Scarborough Head Road and urged the Board and the Safety & Security Committee to evaluate it. She noted that she was startled by a car while crossing the intersection and that it happened twice. She feels like it is a somewhat blind intersection. She reported anecdotes from other residents and supports a professional evaluation of this intersection.

Kate Kromar, 117 South Port Royal Drive, expressed gratitude for the improvements on South Port Royal Drive, but she too urged for improvements at the intersection of Coggins Point and Scarborough Head Road. She also asked for a possible pedestrian walkway down Scarborough Head Road.

Nancy Landry, 123 Fort Walker Drive, spoke on behalf of the Coffee Ladies and their request that was on the agenda.

Joan Hazel, 15 Fort Walker Drive, provided comment regarding speeding in the community, especially on Fort Walker. She noted that mailboxes had been destroyed by car collisions. She urged that the Safety & Security consider putting the new radars on Fort Walker Drive and suggested putting the money from fines to the Port Royal Community Charitable Fund.

QUORUM CERTIFIED – Bernie McGarrigle

APPROVAL OF BOARD MEETING MINUTES:

MOTION: Approve the July 20, 2022 Board Meeting minutes with the amendment of changing “our three funds” to “the Operating Fund” under 2. 2021 Annual Audit Report.

MOTION BY: Robert McClune SECONDED BY: Clifford Kenneck

Vote: 9 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

COMMITTEE REPORTS:

1. Safety and Security Committee

Robert McClune summarized the Safety and Security Committee Report’s findings about speeding and its suggestions to correct it, and he asked if there were any questions. Lance Pyle also helped to summarize the report. Robert McClune reported that speeds over 50 mph were noted on Coggins Eastbound, Ft. Walker Southbound, and South Port Royal Eastbound. There was much discussion around the subject, and Robert McClune said that the Safety and Security Committee would try to gather landowner feedback as soon as possible to provide a report for the Board to review the landowners’ comments about the committee’s suggestions.

Robert McClune also reviewed the second part of the report regarding the intersection of Coggins Point and Scarborough Head Road.

FINANCIAL REPORT:

1. July 2022 Financial Report

Robert Turner referenced the June 2022 financial reports provided in the board packet. He said that Port Royal had received payment from the Town of HHI for the Ensis Drainage Project. He also said that the pass sales were up while PAB activity was down, and he said that though employee salaries were over budget, the insurance rates for employees are under budget.

MOTION: Approve the July 2022 financial report.

MOTION BY: Robert McClune SECONDED BY: Robert DeRose

Vote: 9 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

Robert Turner said he would go over the Draft 2023 Budget handout at the end of the meeting.

MANAGERS REPORT:

Lance Pyle summarized the written report provided in the board packet. Regarding Maintenance, he reviewed the progress of the paving on Ensis regarding line striping and reflectors and the road repairs that were completed for 2022. He then reviewed that he, Scott Kunkle and Clifford Kenneck met with the architect being used for the maintenance building to discuss the direction being taken with the building.

MOTION: Approve the spending of \$8,000 from the Capital fund for the civil engineer and architect to move forward with pre-application with the Town of HHI for the possible future maintenance facility.

MOTION BY: Robert McClune SECONDED BY: Robert Turner

Vote: 9 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

Regarding Administration, Lance spoke to the progress of the new website in regard to the document uploading and professional photos taken of staff and the community. He also let them know that the August 2022 Link Up with Lance would focus on the deer in the area.

Finally, Lance spoke to Security with the update to the Security Truck being involved in an accident and working with insurance.

NEW BUSINESS:

1. Hargray Agreement

Lance summarized the Hargray memo and proposed changes to the agreement.

MOTION: Authorize the Association to sign the letter from Hargray dated July 14, 2022, regarding the agreement.

MOTION BY: Steven Sigalow SECONDED BY: Robert Turner

Vote: 9 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

2. Art Group: Port Royal’s Got Talent – Beach House Request

Martha Lake summarized the request for the Art Group to host Port Royal’s Got Talent since the CEO’s group that usually hosts the event was disbanding.

MOTION: Approve November 18 -19 for set up and day of Port Royal’s Got Talent and approve the private sale of artists’ work.

MOTION BY: Martha Lake SECONDED BY: Terry Herron

Vote: 9 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

3. Coffee Ladies – Beach House dates request

Martha Lake summarized the Coffee Ladies’ request. Nancy Landry also provided extra comment on the topic. After further discussion, there was no need to put forth a motion, and the Coffee Ladies could work through ways of hosting community events administratively.

FINANCIALS (cont.)

2. Draft 2023 Budget (handout)

Robert Turner summarized some key points regarding the 2023 Draft Budget, but he did not go into specifics. Turner asked that members submit their questions to Lance Pyle or him by September 2 so that questions may be answered before the Finance Committee Meeting and that they may determine if a workshop would possibly be needed to answer all the questions.

MOTION TO: Move into Executive Session

MOTION BY: Clifford Kenneck SECONDED BY: Steven Sigalow

Vote: 9 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

EXECUTIVE SESSION:

Mark Prince joined for the Executive Session via Zoom.

1. Nominating Committee – Board Nominees

MOTION TO: Come out of Executive Session

MOTION BY: Robert McClune SECONDED BY: Robert DeRose

Vote: 10 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

Adjourn Meeting:

MOTION TO: Adjourn the meeting.

MOTION BY: Robert McClune SECONDED BY: Terry Herron

Vote: 10 approved, 0 opposed

APPROVED: X NOT APPROVED: _____ TABLED: _____ DIED: _____

MEETING ADJOURNED AT 4:00 pm

Signed: Bernard McGarrigle

