

Association of Landowners of Port Royal Plantation, Inc.
BOARD OF DIRECTORS MINUTES
Wednesday, December 7, 2022 • Beach House and Zoom Teleconference Video

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. Bernie McGarrigle (zoom) |
| 5. Terry Herron | 10. Steven Sigalow |

Kelly Elliott and Robert McClune were not able to attend the meeting.

2023 Members in attendance: Pete Brooks, Lee Lucier, and Renee Roth. Laura Meagher could not attend the meeting.

OPEN FORUM: 3 minutes each

Joan Hazel, 15 FT Walker Drive, inquired about the speeding survey and if Port Royal had published the results yet. The Board responded that the results were posted in the Trident, the October 2022 Board Packet, and sent in a couple of eblasts. Hazel thanked them for the information.

Ronald Thompson, 2 Ensis, inquired about not removing two trees from the intersection of Ensis and South Port Royal. Lance Pyle, GM, spoke up to inform Thompson that the trees in question had been removed two days prior to the meeting. Thompson thanked the Board for their time.

Called to order at 1:40 pm by President Carl Nelson

QUORUM CERTIFIED – Mark Prince

1. 2023 Board of Director Election of Officers

Mark Prince, Vice President, lead the discussion to ask for a nominee for Board President.

MOTION TO: Approve Carl Nelson as President of the 2023 Board of Directors of Port Royal Plantation.

MOTION BY: Robert Turner **SECONDED BY:** Robert DeRose

Vote: 12 approved, 0 opposed

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

MOTION TO: Approve Tom Korzik as Treasurer, Mark Prince as Vice President, and Bernie McGarrigle as Secretary.

MOTION BY: Carl Nelson

Vote: 12 approved, 0 opposed

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

2. 2023 Proposed Board Meeting Dates

Carl Nelson presented the 2023 Proposed Board Meeting Dates. Mark Prince asked if the Board Candidate Forum could be moved to an earlier date to accommodate landowners who vote earlier in the month. There was discussion to remove the Candidate Forum from this month's vote.

MOTION TO: Approve the proposed 2023 Board Meeting Dates with the exception of the Candidate Forum date to be approved at a future meeting.

MOTION BY: Clifford Kenneck SECONDED BY: Mark Prince

Vote: 12 approved, 0 opposed

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

APPROVAL OF BOARD MEETING MINUTES:

MOTION: Approve the October 19, 2022 Board Meeting minutes

MOTION BY: Clifford Kenneck SECONDED BY: Terry Herron

Vote: 9 approved, 0 opposed

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

FINANCIAL REPORT:

1. October 2022 Financial Report

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

MOTION TO: Approve the October 2022 financial report.

MOTION BY: Tom Korzik SECONDED BY: Cliff Kenneck

Vote: 9 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 gave an overview of the reworking of plumbing at the Beach House and the trimming of oversized vegetation hanging in the water of ponds in Port Royal.

In Administration, he summarized the launch of the new website and thanked staff for their time and effort put into the launch. He also summarized the merge of Complete Employee Services (CES), the current HR and Payroll services, and Questco. He said he would be monitoring the transition for impacts with healthcare, 401k or HR services.

In Security, he gave a brief summary of the security report, stating that 18 total speeding violations in the past two months.

At the end of his report, there was a discussion about the resident directory on the new website.

UNFINISHED BUSINESS:

1. Deer Population Survey Memo

Carl Nelson presented and summarized the information in the packet regarding the Deer Population Survey Memo. There was some conversation around the topic, but to allow for landowners to review the information before action is taken, no motion was taken. (Robert Turner left the meeting during the conversation)

NEW BUSINESS:

1. 2023 Heritage Agreement

Carl presented the draft of the Heritage Agreement along with an explanation of its changes.

MOTION TO: Approve the draft of the 2023 Heritage Agreement as written.

MOTION BY: Mark Prince **SECONDED BY:** Robert DeRose

Vote: 8 approved, 0 opposed

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

2. Clubs and Organizations – 2023 Beach House Date Requests

Martha Lake summarized the Social Committee November and December reports and recommendations. She then presented the motions set by the committee.

MOTION TO: Upon recommendation of the PRP Social Committee, move that the request for free use of the beach house for Jiva Yoga to offer yoga lessons for a fee be denied.

MOTION BY: Martha Lake **SECONDED BY:** Robert DeRose

Vote: 8 approved, 0 opposed

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

MOTION TO: Upon recommendation of the PRP Social Committee, move to approve the request for free use of the beach house, Section B for Gentle Flow Yoga according to the following schedule:

For months with 4 Wednesdays: (February, April, June, July, September, October, and December):

The first and second Wednesday from 11:00 am to Noon.

The third and fourth Thursday from 11:30 am to 12:30 pm.

For months with 5 Wednesdays (March, May, August and November):

The first, second, and fourth Wednesday of the month from 11:00 am to Noon.

The third and fifth Thursday of the month from 11:30 am to 12:30 pm.

MOTION BY: Martha Lake **SECONDED BY:** Robert DeRose

Vote: 8 approved, 0 opposed

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

MOTION TO: Upon recommendation of the PRP Social Committee, move to approve the request from the Exercise Group for free use of the beach house, Section A each week on Monday, Wednesday and Friday from 9:00 to 10:00 am for exercise during the months that it is too cold for water aerobics. (There would be no exercise meeting on the last Wednesday of each month due to Link up with Lance).

MOTION BY: Martha Lake **SECONDED BY:** Clifford Kenneck

Vote: 8 approved, 0 opposed

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

MOTION TO: Upon recommendation of the PRP Social Committee, move that the request for free use of the beach house for Thursday Mah Jong and the request for free use of the beach house for the Port Royal Art Group be approved.

MOTION BY: Martha Lake SECONDED BY: Clifford Kenneck

Vote: 8 approved, 0 opposed

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

MOTION TO: Upon recommendation of the PRP Social Committee, move that the request by the Port Royal Art Group for free use of the beach house for the "Port Royal's Got Talent" event on October 27 and 28, 2023, with use of the deck and community room, if needed, to allow a food truck to sell food on Saturday afternoon, and to allow the artists/crafters to privately sell their work during the event be approved.

MOTION BY: Martha Lake SECONDED BY: Clifford Kenneck

Vote: 8 approved, 0 opposed

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

MOTION TO: Upon recommendation of the PRP Social Committee, move that the request from the Coffee Ladies to use the Beach house for the occasional Friday morning or Friday evening and for special presentations open to all landowners be approved.

MOTION BY: Martha Lake SECONDED BY: Terry Herron

Vote: 8 approved, 0 opposed

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

MOTION TO: Upon recommendation of the PRP Social Committee, move that the request by the PRPC for free use of the beach house on the specified days be approved.

MOTION BY: Martha Lake SECONDED BY: Bernie McGarrigle

Vote: 8 approved, 0 opposed

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

Adjourn Meeting:

MOTION TO: Adjourn the meeting.

MOTION BY: Clifford Kenneck SECONDED BY: Steven Sigalow

Vote: 8 approved, 0 opposed

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

MEETING ADJOURNED AT 4:02 pm

Signed: _____

