

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MINUTES**  
**Wednesday, February 16, 2022 • Beach House and Zoom Teleconference Video**

Called to order at 1:33 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, so Mark Prince, Vice President, certified quorum on her behalf.

**OPEN FORUM: 3 minutes**

President Carl Nelson opened the floor to Open Forum, but there were no comments given, and the Open Forum was closed.

**QUORUM CERTIFIED – Mark Prince, Vice President**

**APPROVAL OF BOARD MEETING MINUTES:**

MOTION: Approve the January 19, 2022 Board Meeting minutes

MOTION BY: Bernie McGarrigle      SECONDED BY: Robert Turner

Vote: 10 approved, 0 opposed

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

MOTION: Approve the February 3, 2022 PAB Variance Appeal Hearing minutes

MOTION BY: Clifford Kenneck      SECONDED BY: Robert McClune

Vote: 10 approved, 0 opposed

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

**COMMITTEE REPORTS:**

1. Safety & Security Committee

Robert McClune went through the Safety & Security Committee motion document and proposed two of their motions. After discussion, Robert McClune withdrew the third motion to undergo further editing with the help of Steven Sigalow.

MOTION: The permanent guest pass process within Dwelling Live be changed to limit the number of permanent guests from 10 to 5. Additionally, all permanent guest passes within Dwelling Live should be deleted on an annual basis. Landowners will need to re-enter their permanent guest passes on an annual basis.

MOTION BY: Robert McClune                      SECONDED BY: Clifford Kenneck  
Vote:   10   approved,   0   opposed  
APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

MOTION: On a trial basis, gate security will require identification for all entering guests obtaining or holding paper passes between the hours of 10:00 pm and 6:00 am. The monitoring and duration of the trial will be determined by the manager and the Safety & Security Committee.

MOTION BY: Robert McClune                      SECONDED BY: Clifford Kenneck  
Vote:   10   approved,   0   opposed  
APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

Robert McClune then went through his presentation about using technology to enhance communications and community monitoring. No motions were presented regarding this presentation.

## 2. Community Relations Committee

Terry Herron asked General Manager, Lance Pyle, to go through the CRC Report. Lance summarized the workshop with the Town Council and the consultants, MKSK, as it pertained to possibly adding workforce housing into the plans for the Mid-Island Tract area. All but two or three on the Town Council were on the side of no workforce housing, and with this development, Port Royal may need to write a letter to weigh in with our position. Terry then thanked Lou Befano for his contribution to the report and reminded the Board that the link to rewatch the workshop was on the Town website.

MOTION TO: Make a recommendation that includes the concept of no workforce housing in the Planters Row area of what is under the PUD to go forward in a letter that is similar to the letter provided in the proposal and that letter be sent to the Town Council at the earliest opportunity.

MOTION BY: Martha Lake                      SECONDED BY: Clifford Kenneck  
Vote:   10   approved,   0   opposed  
APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

### **FINANCIAL REPORT:**

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

MOTION TO: Approve the January 2022 financial report.

MOTION BY: Mark Prince                      SECONDED BY: Robert DeRose  
Vote:   10   approved,   0   opposed  
APPROVED:   X   NOT APPROVED: \_\_\_\_\_ TABLED: \_\_\_\_\_ DIED: \_\_\_\_\_

### **MANAGERS REPORT:**

Lance Pyle summarized the written report provided in the board packet. Regarding maintenance, he mentioned the progress made on the new fence on South Port Royal and along Grasslawn, the progress on the boardwalk on Planters Row, the completion of the Beach House repainting, and the status of the paving on Ensis and part of South Port Royal.

In administration, Lance summarized his attendance and gatherings from the South Carolina Beach Advocates Meeting that he attended via Zoom and the addition of the new director of operations, Jeff Markle.

Regarding security, Lance informed the Board that he was looking to fill two full-time and one or two part-time positions

He then referenced the Drainage Study conducted by Scott Kunkle. Lance Pyle and Scott Kunkle both answered questions that the Board had regarding the study. The primary topic of discussion was how Port Royal's drainage factored into the Town's priority list and budget.

**NEW BUSINESS:**

1. Strategic Plan Review 2022

Lance reviewed the Strategic Plan Review 2022 in regards to the Strategic Plan's creation in 2020, the review of 2021, and the current 2022 & 2023 plan. Lance said that based on how it was structured, he only had one recommendation.

MOTION: Move one item from 2023 related to the Maintenance Facility into 2022.

MOTION BY: Clifford Kenneck                      SECONDED BY: Robert McClune

Vote: 10 approved, 0 opposed

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

2. Maintenance Facilities needs assessment / next steps

Lance then summarized the Maintenance Facility needs assessment as well as the next steps. Seeing no objections, Lance thanked the Board for letting Administration move forward in the process.

3. ArborNature Agreement Handout

Lance then summarized the ArborNature Agreement Handout and suggested moving it forward.

MOTION TO: Approve the Association adhering to this agreement as amended.

MOTION BY: Steven Sigalow                      SECONDED BY: Robert McClune

Vote: 10 approved, 0 opposed

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

4. WAHHI's 2022 Patio, Garden and Landscape Tour

Lance Pyle and Carl Nelson summarized the request for WAHHI's 2022 Patio, Garden and Landscape Tour.

MOTION TO: Approve the WAHHI's 2022 Patio, Garden and Landscape Tour request.

MOTION BY: Clifford Kenneck                      SECONDED BY: Bernie McGarrigle

Vote:   10   approved,   0   opposed

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

5. 33<sup>rd</sup> Annual All Saints Garden Tour

Carl summarized the request for the 33<sup>rd</sup> Annual All Saints Garden Tour.

MOTION TO: Approve the 33<sup>rd</sup> Annual All Saints Garden Tour request.

MOTION BY: Robert Turner                      SECONDED BY: Robert DeRose

Vote:   10   approved,   0   opposed

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

**Adjourn Meeting:**

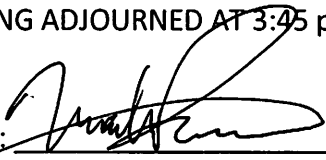
MOTION TO: Adjourn the meeting.

MOTION BY: Bernie McGarrigle                      SECONDED BY: Clifford Kenneck

Vote:   10   approved,   0   opposed

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

MEETING ADJOURNED AT 3:45 pm

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