

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MINUTES**  
**Wednesday, January 20, 2021 • Zoom Teleconference Video**

**Called to order at 1:41 pm by President Don Blank**

**Quorum certified by Secretary Marshall Fletcher**

**BOARD MEMBERS PRESENT:**

- |                                 |                    |
|---------------------------------|--------------------|
| 1. Don Blank, President         | 7. Terry Herron    |
| 2. Carl Nelson, Vice President  | 8. Mel Kemp        |
| 3. Robert Turner, Treasurer     | 9. Robert McClune  |
| 4. Marshall Fletcher, Secretary | 10. Mark Prince    |
| 5. Roger Briney                 | 11. Eli Roth       |
| 6. Kelly Elliott                | 12. Steven Sigalow |

MOTION: Move agenda item "Port Royal Plantation Foundation – Proposal" to the beginning of the meeting in order for Renee Roth to answer any questions the Board may have for her.

MOTION BY: Carl Nelson      SECONDED BY: Robert McClune

Vote: 11 approved, none opposed

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

**NEW BUSINESS:**

1. Port Royal Plantation Foundation

MOTION: Approve the proposal document for the Port Royal Plantation Foundation as written by Renee Roth.

MOTION BY: Eli Roth      SECONDED BY: Steven Sigalow

Vote: none approved, 11 opposed

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

Kelly Elliott expressed that she did not agree with the Board donating seed money to the foundation. Mark Prince and a few other Board members also expressed their concerns about the foundation proposal. Renee Roth was brought into the conversation, and she gave some further explanation of the proposal. The Board agreed that more information and clarification was needed before deciding on the proposal.

MOTION: Executive Committee, which is composed of Robert Turner, Don Blank, Marshall Fletcher, and Carl Nelson, meet with Renee Roth to formalize the recommendation, proposal, or series of proposals for Board review and approval in the February Board meeting.

MOTION BY: Steven Sigalow SECONDED BY: Carl Nelson

Vote: 11 approved, none opposed

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

**APPROVAL OF DECEMBER 2, 2020 MEETING MINUTES:**

MOTION: Approve the December 2, 2020 meeting minutes.

MOTION BY: Roger Briney SECONDED BY: Carl Nelson

Vote: 11 approved, none opposed

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

**COMMITTEE REPORTS:**

Ad Hoc Agreement Committee

Carl Nelson reviewed the Ad Hoc Agreement Committee report. Robert Turner had a question about a refundable initiation fee. Carl Nelson and Don Blank helped answer his inquiry.

**FINANCIAL REPORT:**

1. Financial Reports

Robert Turner referenced the November and December 2020 financial reports provided in the board packet.

MOTION TO: Approve the November and December 2020 financial reports.

MOTION BY: Carl Nelson SECONDED BY: Eli Roth

Vote: 11 approved, none opposed

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

2. Finance Committee Report

Robert Turner reviewed the Finance Committee report and requested that the recommendations made by the committee be approved. There was discussion for his recommendations to be voted on separately. The majority of discussion surrounded the second motion.

MOTION: The Board accepts the recommendations of the Finance Committee to set aside \$80,000 for the completion of the Ensis Road Drainage Project to come out of excess surplus funds resulting from 2020 Operations.

MOTION BY: Robert Turner SECONDED BY: Carl Nelson

Vote: 11 approved, none opposed

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

MOTION: Of the remaining surplus funds, \$80,000 be transferred into the Storm Recovery Fund from the excess surplus from Operations in 2020.

MOTION BY: Robert Turner SECONDED BY: Mel Kemp

Vote: 11 approved, none opposed

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

3. Maximum Allowable Assessment

Robert Turner referenced the Maximum Allowable Assessment, explaining the difference between the special assessment and supplemental, using the Beach House and Hurricane Matthew as examples. He then urged the Board to accept the recommendations.

MOTION: Approve the Finance Committee recommendation to increase the Maximum Allowable Assessment by 10% up to a maximum to include the annual normal assessment of \$6,886.

MOTION BY: Robert Turner SECONDED BY: Mark Prince

Vote: 11 approved, none opposed

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

### **MANAGERS REPORT:**

Lance Pyle summarized the written report provided in the board packet. He made mention of the Sea Island Surveying work, renovation by Talbot Tennis, a new reservation process for the tennis courts, drainage work on South Port Royal Drive, an update on the Employee Holiday Fund, Carolina IT integration process of Microsoft 365, the position change of Ralph Myers from Bookkeeper to Accounting Manager, and K&K Wildlife and their search for the coyotes.

### **UNFINISHED BUSINESS:**

#### 1. Road Safety Analysis

Don suggested reviewing the recommendations individually and taking a straw vote on items to be presented to Landowners.

The first item which regarded changes to the contractor fine/speed rules and regulations. The Board recommended that we review changes to visitor & contractor rules & regulations re: speeding, stop signs, etc. A Task Force comprised of Lance, Don, Rob, Eli, Steven and Roger was assigned to review fines and penalties in general and address speeding fines and report to the Board. We will alert Landowners that we are studying all fines and will report back with our recommendations.

The second item, which was not recommended by Rob Wilkinson based on Landowner feedback, was to seek the additional security officer for the purpose of compliance. After discussion, the Board determined that this item will not to be addressed with the Landowners.

The third item was about speed or speed and radar signs with cameras. After discussion, it was decided a standalone or moveable radar unit was acceptable but not the Traffic Logix products with cameras. This will be presented to Landowners.

The fourth item was the 2-way stop at Coggins Point Road and Scarborough Head Road with signs indicating that the intersection is a 2-way stop and an additional sign that says "Stop Ahead" to alert people of the intersection. This item also includes a 3-way stop at Coggins Point Road and both North and South Port Royal Drive. This item was controversial, but it was decided that the Board was opposed to both the 2-way stop and the 3-way stop recommendation and will not be presented to Landowners.

The fifth item was the addition of curbing at the mount on Coggins Point Road, but since the Board was not interested in the suggestion, it is not recommended. It will not be presented to Landowners.

The sixth item dealt with the pedestrian crossing on Coggins Point Road near Seabreeze Court and using either brick pavers or stamped asphalt for markings of the crosswalk. However, the

Board felt that the crosswalk should be painted instead. This alternative will be presented to Landowners.

The seventh item, which was about adding a median to Ft. Walker Drive, was not recommended by the Board and will not be presented to Landowners.

The eighth item dealt with lightly raised road crossings at the Beach Access paths on South Port Royal Drive. However, just as with the sixth item, the Board agreed that the better option would be painting the crossings. This solution will be presented to Landowners.

## 2. Revised Flag Rule

Steven Sigalow stated that his committee reviewed the rule and saw that it left too much discretion to the PAB. He said the rules now state that none are allowed except the exceptions listed in the new draft. Don Blank opened the topic for discussion, then after the discussion, he asked that the revised rule be put in the Trident for Landowner review and comment. This will be voted on by the Board in the February meeting.

## 3. Strategic Planning Taskforce – Lance

Don Blank referenced the memo sent to the Board members earlier that day that outlined the decisions made during the Strategic Planning Workshop held January 19, 2021.

MOTION: Approve the document as presented with the following modifications: removal of “(Tentative) Director of Maintenance to inspect beach access paths and develop a plan to address maintenance and access needs,” and the removal of the word “(Tentative)” under PAB since the PAB has agreed that they will begin in 2021 to revisit their guidelines.

MOTION BY: Roger Briney    SECONDED BY: Robert McClune

Vote: 10 approved 1 opposed

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

## NEW BUSINESS:

### 1. 2021 Committees

There were a few corrections to be made to the document, and there was an addition suggested.

MOTION: Approve the document with the corrections of Kelly Elliott’s name from one “t” to two t’s, the Investment Committee to have “2” Members TBA and not “3”, Bob Turner’s last name to be capitalized, the word “character” be changed to “charter” in the Hargay Oversight Committee (Ad Hoc), and the addition of Steven Sigalow be added to the Hilton Head Island Community Relations Committee.

MOTION BY: Carl Nelson    SECONDED BY: Mark Prince

Vote: 11 approved none opposed

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

### 2. 2021 Board Meeting Dates

Don Blank introduced the proposed dates and times for the meetings. It was then discussed to have a few night meetings.

MOTION: Approve the dates of the Board Schedule less March 17, 2021, and September 15, 2021, will be held at 6:00 pm.

MOTION BY: Mel Kemp      SECONDED BY: Robert McClune

Vote: 11 approved none opposed

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

### 3. Pedal Hilton Head Island Request

Don Blank reviewed the request for the Pedal Hilton Head Island bike ride.

MOTION: Approve the request for the Pedal Hilton Head Island

MOTION BY: Kelly Elliott      SECONDED BY: Robert McClune

Vote: 11 approved none opposed

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

### 4. Interfaith Memorial Service for COVID victims

Don Blank introduced the proposal for the Interfaith Memorial Service outside of the Beach House from Jeanne Befano. There was discussion about no singing, as it could spread the virus, and that masks be worn at all times.

MOTION: Approval of the Board for the Interfaith Memorial Service by Jeanne Befano the use of the Beach House property and the Port Royal communication tools.

MOTION BY: Carl Nelson      SECONDED BY: Steven Sigalow

Vote: 11 approved none opposed

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

### **Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Roger Briney      SECONDED BY: Robert Turner

Vote: 11 approved none opposed

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

MEETING ADJOURNED AT 4:40 pm