

Association of Landowners of Port Royal Plantation, Inc.
BOARD OF DIRECTORS MINUTES
Wednesday, January 18, 2023 • Beach House and Zoom Teleconference Video

BOARD MEMBERS PRESENT:

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|--|---------------------|
| 1. Carl Nelson, President | 7. Terry Herron |
| 2. Mark Prince, Vice President | 8. Clifford Kenneck |
| 3. Tom Korzik, Treasurer | 9. Martha Lake |
| 4. Bernie McGarrigle, Secretary (Zoom) | 10. Lee Lucier |
| 5. Peter Brooks | 11. Laura Meagher |
| 6. Robert DeRose (Zoom call) | 12. Renee Roth |

OPEN FORUM: 3 minutes each

No one spoke or made comment during the open forum.

Called to order at 1:35 pm by President Carl Nelson

QUORUM CERTIFIED – Bernie McGarrigle

APPROVAL OF BOARD MEETING MINUTES:

MOTION: Approve the December 7, 2022 Board Meeting minutes

MOTION BY: Clifford Kenneck SECONDED BY: Peter Brooks

Vote: 11 approved, 0 opposed

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

FINANCIAL REPORT:

1. November and December 2022 Financial Report

Tom Korzik referenced the November and December 2022 financial reports provided in the board packet and explained some of the variances.

MOTION TO: Approve the November and December 2022 financial reports.

MOTION BY: Mark Prince SECONDED BY: Renee Roth

Vote: 11 approved, 0 opposed

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

2. Finance Committee Report

Tom Korzik reviewed the Financial Committee report and explained its recommendation.

MOTION TO: Transfer \$120,000 of the variance to the Replacement Reserve and the remaining overage remain in the Operating Fund.

MOTION BY: Tom Korzik SECONDED BY: Mark Prince

Vote: 11 approved, 0 opposed

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

3. Maximum Annual Assessment

Tom Korzik explained the recommendation for the Maximum Allowable Assessment for 2023.

There was some discussion about the implications of the maximum allowable assessment. Mark Prince observed that this has only be used 3 times in the past. It was also noted during discussion that it still requires Board approval to actually implement.

MOTION TO: Increase the maximum total assessment by 9% from the amount of the previous year.

MOTION BY: Tom Korzik SECONDED BY: Clifford Kenneck

Vote: 11 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 covered the drainage work done at the end of Ft. Walker Drive, the first phase of pruning completed around lagoon banks and drainage channels, and an update on the maintenance building.

In Administration, he thanked Andrew and Jeff for their work with the website conversion and gave the deadline of February 1 for landowners to convert to the updated website. He also reviewed the insurance renewals and thanked landowners for their generous donations to the 2022 Employee Holiday Fund.

In Security, he reviewed the violations report and the speed report caught on the radar. He then answered any questions the Board had for him regarding the Managers Report.

Lance also went over the beach access path assessment by Director of Maintenance, Scott Kunkle. He also answered any questions the Board had about the report. The Board then thanked Scott for the time and effort put into the report.

UNFINISHED BUSINESS:

1. Deer Population

Carl summarized the recommended options from Deer Population Study Report from December and the landowner comments received over the past month. There was much discussion revolving around the final recommendation. Topics included liability, certainty of deer population, frequency if cull is approved, options to address the problem, and Landowner communication.

MOTION TO: the Plans Approval Board develop a list of deer-resistant plants to be included in the PAB Guidelines.

MOTION BY: Mark Prince SECONDED BY: Renee Roth

Vote: 11 approved, 0 opposed

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

MOTION TO: Staff to provide regular educational information with input from landowners about plant materials, techniques, and methods to deter deer from foraging on private property.

MOTION BY: Mark Prince SECONDED BY: Clifford Kenneck

Vote: 11 approved, 0 opposed

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

MOTION TO: Board create a task force to explore possible fertility control methods. This would include effectiveness and associated costs.

MOTION BY: Mark Prince SECONDED BY: Lee Lucier

Vote: 11 approved, 0 opposed

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

MOTION TO: Authorize Staff to work with Folk Land Management and other outside contractors to implement a deer management program to include annual spotlight surveying and culling as necessary this year and in future years.

MOTION BY: Mark Prince SECONDED BY: Peter Brooks

Vote: 10 approved, 1 opposed

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

NEW BUSINESS:

1. 2023 Committees

Carl Nelson reviewed the handout of the 2023 Committees and asked if there were any objections to the list.

MOTION TO: Approve the 2023 Committees and their charters.

MOTION BY: Renee Roth SECONDED BY: Terry Herron

Vote: 10 approved, _____ opposed, 1 abstained

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

2. 2023 Strategic Planning

Lance reviewed the completed tasks from 2022, then he summarized the upcoming items for 2023 and made mention of 2024 and 2025 items. Since there were no changes made, there were no motions passed for this agenda item.

3. 2023 Freedom 5K Request

Carl Nelson reviewed the 2023 Freedom 5K request. There was some discussion about some of the administrative changes that could be made to enhance the safety of the event.

(Terry Herron left the meeting early and did not vote)

MOTION TO: Approve the 2023 Freedom 5K request.

MOTION BY: Martha Lake SECONDED BY: Peter Brooks

Vote: 10 approved, 0 opposed

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

Adjourn Meeting:

MOTION TO: Adjourn the meeting.

MOTION BY: Renee Roth SECONDED BY: Peter Brooks

Vote: 10 approved, 0 opposed

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

MEETING ADJOURNED AT 3:37 pm

Signed: _____

