

Association of Landowners of Port Royal Plantation, Inc.
BOARD OF DIRECTORS MINUTES
Wednesday, July 21, 2021 • Beach House and Zoom Teleconference Video

Called to order at 2:34 pm by President Don Blank

BOARD MEMBERS PRESENT:

- | | |
|--------------------------------|-------------------|
| 1. Don Blank, President | 7. Robert McClune |
| 2. Carl Nelson, Vice President | 8. Mark Prince |
| 3. Robert Turner, Treasurer | 9. Eli Roth |
| 4. Roger Briney | |
| 5. Kelly Elliott | |
| 6. Mel Kemp | |

OPEN FORUM: 3 minutes

There was much discussed in the Open Forum.

The following landowners commented on the Rules and Regulations draft document:

- Bob DeRose – 1 Coquina Road
- Todd Elliott – 16 Coquina Road
- Dave Holt – 15 Coquina Road

The following landowners commented on the Pickleball Block Play issue surrounding the Saturday block play:

- Galina Coe – 1 Ft Walker Drive
- Pauline Leland – 10 Coquina Road
- Bob Soltys – 51 Outpost Lane
- Rusty Brown – 9 Oak Creek Drive
- Carrie Wilbur – 12 South Port Royal Drive

The following landowners commented on the security incident that occurred on Ocean Point North and incidents related to it:

- Mark Maraffi – 24 Ocean Point North
- Ed Stafford – 18 Ocean Point North
- Curt Jennings – 23 Ocean Point North
- Patti Mutascio – 25 Ocean Point North
- Chris Mutascio – 25 Ocean Point North

Lance Pyle also summarized the situation regarding the security incident that occurred on Ocean Point North. He noted that he and Mark Maraffi had been in close contact, and they were gathering

QUORUM CERTIFIED: CARL NELSON

in the August 2021 Trident Review. He also referenced the electrical repair work being done at the pool and how it was set to reopen again once the work was complete.

MOTION TO: Have a discussion about the vandalism situation in Executive Session.

MOTION BY: Carl Nelson **SECONDED BY:** Robert Turner

Vote: 8 approved, 0 opposed

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

UNFINISHED BUSINESS:

1. 8 Gunpowder – Appeal PAB Decision for a setback variance (Tabled)

Don Blank reported that the owners of 8 Gunpowder and the PAB were still working towards a compromise, and they did not wish for the Board to make a vote on the decision yet.

MOTION TO: Table the 8 Gunpowder PAB Appeal for the next Board meeting.

MOTION BY: Mark Prince **SECONDED BY:** Carl Nelson

Vote: 8 approved, 0 opposed

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

NEW BUSINESS:

1. Uniform Act Regulating Traffic (UART) – Termination of Consent – Title 56

Lance Pyle explained what the UART meant and what its termination of consent with the state would mean for the community. He explained that the road on Coggins from HWY 278 to the GateHouse, Clubhouse Drive, and Grasslawn were Association roads, but these roads would be exceptions falling under UART, and the roads “behind the gate” would no longer be under UART.

MOTION TO: Approve Lance proceeding with Weston Newton to draft the final documents of the termination of consent with the state for UART.

MOTION BY: Robert Turner **SECONDED BY:** Robert McClune

Vote: 8 approved, 0 opposed

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

2. Port Royal Charitable Fund: Beach House Car Show

Lance introduced Patti Soltys and asked her to answer any questions the Board had about the car show.

MOTION TO: Approve the request regarding the Port Royal Community Charitable Fund: Beach House Car Show.

MOTION BY: Robert McClune **SECONDED BY:** Carl Nelson

Vote: 8 approved, 0 opposed

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

3. Hargray: Ice Cream Social

Lance summarized Hargray's request to host the Ice Cream Social outside the Beach House. He also made mention that the event would be at no cost to the Association.

MOTION TO: Approve the request regarding Hargray's Ice Cream Social

MOTION BY: Robert Turner SECONDED BY: Mark Prince

Vote: 8 approved, 0 opposed

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

4. Pickleball Block Play

The Board took into consideration the comments and suggestions made in the Open Forum.

MOTION TO: Allow the pickleball courts to be open for individual reservations only for Saturday to play.

MOTION BY: Kelly Elliott SECONDED BY: Carl Nelson

Vote: 8 approved, 0 opposed

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

EXECUTIVE SESSION:

MOTION TO: Move into Executive Session to discuss staff, PAB Recommendations, and the Security issue.

MOTION BY: Mark Prince SECONDED BY: Carl Nelson

Vote: 8 approved, 0 opposed

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

MOTION TO: Come out of Executive Session.

MOTION BY: Carl Nelson SECONDED BY: Robert Turner

Vote: 8 approved, 0 opposed

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

MOTION TO: Accept the PAB's recommendation to reappoint Bill Tiso and Steve Dill for a second three-year term on the PAB and to reappoint Dennis Darling as Chairman of the PAB.

MOTION BY: Carl Nelson SECONDED BY: Robert McClune

Vote: 8 approved, 0 opposed

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

MOTION TO: Establish a Security Committee with a member of the Board of Directors as chair to build a committee, develop a charter and establish the scope.

MOTION BY: Carl Nelson SECONDED BY: Robert McClune

Vote: 8 approved, 0 opposed

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

Adjourn Meeting:

MOTION TO: Adjourn the meeting.

Vote: 8 approved, 0 opposed

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

MEETING ADJOURNED AT 5:30 pm

Signed: 