

Association of Landowners of Port Royal Plantation, Inc.
BOARD OF DIRECTORS MINUTES
Wednesday, July 20, 2022 • Beach House and Zoom Teleconference Video

Called to order at 1:49 pm by President Carl Nelson

BOARD MEMBERS PRESENT:

- | | |
|---------------------------------------|-----------------------|
| 1. Carl Nelson, President | 7. Clifford Kenneck |
| 2. Mark Prince, Vice President (zoom) | 8. Tom Korzik |
| 3. Robert Turner, Treasurer (zoom) | 9. Martha Lake |
| 4. Kelly Elliott, Secretary | 10. Robert McClune |
| 5. Robert DeRose | 11. Bernie McGarrigle |
| 6. Terry Herron | |

Steven Sigalow was unable to attend the meeting since he was traveling.

OPEN FORUM: 3 minutes each

President Carl Nelson opened the open forum to the audience. Several landowners signed up to speak.

These landowners spoke in regards to the Pickleball Noise agenda item as pickleball players: Robin Kelleher of 4 Tabby Road, Ellen Newman of 11 Barnacle Place, Sarah Mason of 24 Market Place, Bob Soltys of 51 Outpost Lane, and Rusty Brown of 9 Oak Creek Drive.

Greg Lyons of 3 Hartford Place spoke in regards to the Pickleball Noise agenda item as a landowner affected by the noise from the pickleball courts.

After all the landowners had finished, Carl closed the open forum and called the meeting to order.

QUORUM CERTIFIED – Kelly Elliott, Secretary

APPROVAL OF BOARD MEETING MINUTES:

MOTION: Approve the June 15, 2022 Board Meeting minutes.

MOTION BY: Bernie McGarrigle SECONDED BY: Robert McClune

Vote: 10 approved, 0 opposed

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

COMMITTEE REPORTS:

1. Nominating Committee

Mark Prince, Chairman gave his report regarding the Nominating Committee. He stated that the deadline for receiving applications had passed, they were currently in the interview process for candidates, and they were on track to meet their deadline to present the nominated 2023 Board candidates before the August Board meeting.

2. Safety and Security Committee

Robert McClune, Chairman, gave a summary of the Safety and Security memo provided in the Board Packet. He stated that they were in the process of obtaining another radar trailer sign that was part of 2022 budget. The Committee was also reviewing the possible purchase of a

camera/radar trailer to enforce speeds. There was some discussion about where the trailer would be placed and to the extremes that the trailer would go in writing citations. More information is to be provided at the August Board meeting.

FINANCIAL REPORT:

1. June 2022 Financial Report

Robert Turner, Treasurer, referenced the June 2022 financial reports provided in the Board packet. He stated that the PAB did not have much activity, and the decal/pass sales were down.

MOTION TO: Approve the June 2022 financial report.

MOTION BY: Tom Korzik SECONDED BY: Clifford Kenneck

Vote: 10 approved, 0 opposed

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

2. 2021 Annual Audit Report – Approval

Robert Turner also went over the 2021 Annual Audit Report. Bob pointed out that our Beach House AR from our Landowners is \$250,000, and we owe \$75,000 to the bank to pay off the loan. Once the Beach House loan is paid off, all additional Beach House Receivables collected will go directly to the Operating Fund.

MOTION TO: Approve the 2021 Annual Audit Report.

MOTION BY: Robert Turner SECONDED BY: Tom Korzik

Vote: 10 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 referenced the completion of this year’s leisure path replacement, the progress made towards being reimbursed by the Town for the Ensis project, and the road paving around Salt Spray, Princeton and Seabreeze. Lance stated that due to a previous administration’s decision, the gutter and curbing in this area would need to be replaced in order to continue paving. He said this additional work would require Board approval since it was not budgeted for 2022.

MOTION TO: Approve \$133,200 additional reserve expense funding for curbing and paving Salt Spray Circle, Princeton Circle, and Seabreeze Court.

MOTION BY: Kelly Elliott SECONDED BY: Robert DeRose

Vote: 10 approved, 0 opposed

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

In Administration, Lance summarized that a draft of the 2023 Budget will be provided on time to the Board at the August Board Meeting, looking to have a discussion of the Final 2023 Budget at the September Board Meeting and seek approval before the deadline of October 1st. Lance also noted the three software programs that are planned to be purchased and implemented by the end of the year: Nabr Network to refresh, enhance and replace our current web site, STAN to interface with our web site and handle many of the most common Q&A type queries landowners have, and SubletAlert, which is a sophisticated platform to search for and report to Management on potential property rentals outside of our covenants more efficiently than the current process Port Royal has in place. All three together will have an approximately \$1,800 impact on our 2022 Budget, and this cost will be absorbed by other favorability.

(Robert Turner logged off at 2:32 pm)

UNFINISHED BUSINESS:

1. Pickleball Noise

A motion was proposed to open the floor for discussion. During the discussion, Martha Lake demonstrated two different pickleball paddles, a less expensive pickleball paddle and a better-quality paddle from the "green list" from the SCG Pickleball Paddle list. She showed that if the sounds were the same decibel, the difference was in the pitch. Martha encouraged Landowners to purchase Neighborhood Friendly paddles as they make new and replacement paddle purchases.

MOTION TO: Have Port Royal Plantation add more prominent signage emphasizing the hours of play of 8 am – 8 pm. In addition, have Port Royal Plantation publish a recommended pickleball paddle list on our web site, said list to be updated periodically.

MOTION BY: Kelly Elliott SECONDED BY: Robert DeRose

Vote: 8 approved, 0 opposed, 1 abstained

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

NEW BUSINESS:

1. Coffee Ladies – Beach House dates request for the use of Fridays and Saturdays for meetings. This is not in conformance with Beach House current rules for "free use groups".

After much discussion, the Board decided not to make a motion on the request as they could see the possibility of other groups viewing a grant of this request as unfair.

MOTION TO: Move into Executive Session.

MOTION BY: Bernie McGarrigle SECONDED BY: Terry Herron

Vote: 9 approved, 0 opposed

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

EXECUTIVE SESSION:

1. PAB Member Appointment Recommendations

2. Compensation Committee

MOTION TO: Exit Executive Session

MOTION BY: Clifford Kenneck SECONDED BY: Terry Herron

Vote: 9 approved, _____ opposed

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

MOTION TO: Appoint Mike Martinez as recommended by the PAB to a three-year term on the PAB.

MOTION BY: Robert McClune SECONDED BY: Martha Lake

Vote: 9 approved, _____ opposed

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

MOTION TO: Appoint Dennis Darling as recommended by the PAB to a three-year term on the PAB.

MOTION BY: Clifford Kenneck SECONDED BY: Terry Herron

Vote: 9 approved, _____ opposed

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

MOTION TO: Waive the two-year rule for one additional year and appoint Dennis Darling as recommended by the PAB to serve a third year as PAB Chairman.

MOTION BY: Kelly Elliott

SECONDED BY: Robert McClune

Vote: 9 approved, _____ opposed

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

Adjourn Meeting:

MOTION TO: Adjourn the meeting.

MOTION BY: Tom Korzik

SECONDED BY: Bernie McGarrigle

Vote: 9 approved, _____ opposed

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

MEETING ADJOURNED AT 4:37 pm

Signed:  Secretary