

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MINUTES**  
**Wednesday, June 16, 2021 • Beach House and Zoom Teleconference Video**

**Called to order at 1:35 pm by President Don Blank**

**BOARD MEMBERS PRESENT:**

- |                                 |                                       |
|---------------------------------|---------------------------------------|
| 1. Don Blank, President         | 7. Mark Prince                        |
| 2. Robert Turner, Treasurer     | 8. Eli Roth (attended via Zoom)       |
| 3. Marshall Fletcher, Secretary | 9. Steven Sigalow (attended via Zoom) |
| 4. Roger Briney                 |                                       |
| 5. Kelly Elliott                |                                       |
| 6. Robert McClune               |                                       |

(Carl Nelson, Terry Herron and Mel Kemp were not able to attend the meeting. Eli Roth left the meeting at 3:12 pm)

**OPEN FORUM: 3 minutes**

There were no comments made during the Open Forum.

**QUORUM CERTIFIED: Marshall Fletcher:**

**APPROVAL OF MAY 19, 2021 REGULAR BOARD MEETING MINUTES:**

MOTION: Approve the May 19, 2021, Regular Board Meeting minutes with the amendments of changing "tube grinding" to "tub grinding" in the Manager's Report, changing "when" to "if", "if obtained" to "is obtained", and "21% at 50-megabytes" to "21% penetration at less than 50-megabyte level" in the Hargray – Port Royal Addendum.

MOTION BY: Robert Turner                      SECONDED BY: Robert McClune

Vote:   8   approved,   0   opposed

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

**APPROVAL OF MAY 19, 2021 PAB VARIANCE APPEAL MINUTES:**

MOTION: Approve the May 19, 2021 PAB Variance Appeal minutes.

MOTION BY: Roger Briney                      SECONDED BY: Mark Prince

Vote:   8   approved,   0   opposed

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

**FINANCIAL REPORT:**

Robert Turner summarized the May 2021 financial reports provided in the board packet.

MOTION TO: Approve the May 2021 financial report.

MOTION BY: Marshall Fletcher      SECONDED BY: Roger Briney

Vote: 8 approved, 0 opposed

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

**MANAGER’S REPORT:**

Before Lance Pyle summarized the written report provided in the board packet, he summarized the current negotiations between Port Royal and ArborNature. It was discussed that Arbournature undergo more checks by DHEC, not knowingly receive hazardous items, be an enclosed facility, and other items, but nothing had yet been agreed upon. He thanked the Community Relations Committee for their help in the process.

Lance summarized the manager's report by highlighting the beach mat installation, the Ensis Drainage Project progress and Rob Wilkinson hosting the next Link Up with Lance.

**UNFINISHED BUSINESS:**

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

Don referenced that the PAB and the Cleyrats had been meeting to resolve the issue and come to a solution regarding the variance request. The Cleyrats had hired an architect, and are working with the PAB. Both parties requested that the Board continue to table the decision.

MOTION TO: Extend the tabling of the decision of the PAB Variance Appeal from the June Board Meeting to the July Board Meeting.

MOTION BY: Mark Prince      SECONDED BY: Robert Turner

Vote: 8 approved, 0 opposed

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

2. Rules and Regulations Draft Review

Don asked that no one make a motion to approve the proposed R&R’s until the Board was able to review and provide comment for each item addressed in the draft for the Rules and Regulations. After reviewing the procedure, Don proceeded to call on each Board member to present and, if they desired, make motions to amend the document. Lance was also provided comments regarding the draft. There was much discussion regarding areas that could be readdressed in the draft, but no motions were made during the meeting to amend the draft.

MOTION TO: Approve moving the Rules and Regulations draft forward for Landowner review as soon as possible and scheduling for subsequent review and voting by the Board at the July meeting.

MOTION BY: Robert McClune                      SECONDED BY: Mark Prince

Vote:   7   approved,   0   opposed

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

**NEW BUSINESS:**

1. Finance Committee

Robert Turner summarized the Finance Committee Report and proposed the motions agreed upon by the Finance Committee

MOTION TO: Accept the audit report prepared by Robinson Grant and post such report on the Association's website.

MOTION BY: Robert Turner                      SECONDED BY: Roger Briney

Vote:   6   approved,   0   opposed

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

MOTION: The Board authorizes up to \$130,000 from the Reserve Replacement Fund to fund the Ensis Road drainage project and ultimately to be reimbursed by the Town of Hilton Head Island as part of the Town's budget process.

MOTION BY: Robert Turner                      SECONDED BY: Marshall Fletcher

Vote:   7   approved,   0   opposed

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

MOTION TO: When the CDs in the Reserve Replacement Fund mature in the fall of 2021, we utilize a portion of those funds to pay off the \$215,000 Beach House loan with TD Bank at the 3.9% interest paid to TD Bank for the loan would be paid over time to the Reserve Replacement fund. The remaining landowners on the 10-year payment program would pay the principal and interest to reimburse the Reserve Replacement fund.

MOTION BY: Robert Turner                      SECONDED BY: Robert McClune

Vote:   7   approved,   0   opposed

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

2. Investment Committee

Kelly Elliott summarized her report from the Investment Committee and proposed the motion agreed upon by the Investment Committee.



**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Roger Briney                      SECONDED BY: Marshall Fletcher

Vote:   7   approved,   0   opposed

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

MEETING ADJOURNED AT 3:58 pm

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