

**Association of Landowners of Port Royal Plantation, Inc.**  
**BOARD OF DIRECTORS MINUTES**  
**Wednesday, March 16, 2022 • Beach House and Zoom Teleconference Video**

**Called to order at 1:31 pm by President Carl Nelson**

**BOARD MEMBERS PRESENT:**

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

Terry Herron called into the meeting and listened, but was unable to be brought into the meeting to vote via zoom phone call. This was a technology issue.

**OPEN FORUM: 3 minutes**

President Carl Nelson opened the floor for comment during Open Forum. Since no one in the Beach House or on Zoom had any comments, Carl closed the Open Forum.

**QUORUM CERTIFIED – Kelly Elliott, Secretary**

**APPROVAL OF BOARD MEETING MINUTES:**

MOTION: Approve the February 16, 2022 Board Meeting minutes.

MOTION BY: Robert McClune           SECONDED BY: Steven Sigalow

Vote: 10 approved, 0 opposed

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

**COMMITTEE REPORTS:**

1. Nominating Committee

Mark Prince summarized that the Nominating Committee had scheduled their first meeting to discuss the nominating process.

2. Finance / Investment Committee

Robert Turner, Finance Committee Chair summarized the outcome of the Finance & Investment Committee joint meeting. He stated that the joint group discussed the availability of funds for investment from the Reserve Fund, Disaster Recovery Fund, and Operating Fund. Robert DeRose, Investment Committee Chair also gave input. Robert Turner concluded that after reviewing final 2021 balances, the Finance Committee would give a recommendation to the Investment Committee on the available funds to invest.

MOTION TO: Move the Maximum Allowable Assessment from New Business to Committee Reports on the Board Agenda.

MOTION BY: Robert Turner                      SECONDED BY: Robert DeRose

Vote:   10   approved,   0   opposed

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

Robert Turner referenced the Maximum Allowable Assessment and how the Finance Committee calculated their recommended increase.

MOTION TO: Increase the Maximum Allowable Assessment from \$6,886 to \$7,300 for the year 2022.

MOTION BY: Robert Turner                      SECONDED BY: Martha Lake

Vote:   9   approved,   1   opposed

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

#### **FINANCIAL REPORT:**

Robert Turner referenced the February 2022 financial reports provided in the board packet.

MOTION TO: Approve the February 2022 financial report.

MOTION BY: Mark Prince                      SECONDED BY: Bernie McGarrigle

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 near completion of the new fence on South Port Royal along Grasslawn, the completion of the boardwalk on Planters Row and extension to the beachside ramp on Tattnell's boardwalk, and the new directional sign's installment at the tennis court entrance.

In Administration, he summarized the current status of corporate ownership in the community and discussed possible effects that this could have going forward. He also notified the Board of the increased contracted rate the Association would pay Hilton Head Landscapes due to increased costs in labor, fuel and chemicals.

In Security, Lance noted that Lieutenant JoAnn Jones was promoted to Captain, and Nicole Williams would be managing the pass office and security administration. He added that he is talking with a few officers about being the training officer. He closed by stating that Security is fully staffed with the addition of three (3) new officers recently.

Lance then answered any questions the Board had for him.

#### **UNFINISHED BUSINESS:**

1. Safety & Security Committee Rule Amendment

Robert McClune requested Lance summarize the Safety & Security Committee actions after the February Board Meeting. Lance explained that after the February 2022 Board Meeting, the Safety & Security Committee with the help of Steven Sigalow redrafted their proposed motion with regard to property damage and fines, and sent it to Weston Newton for legal comments. Robert McClune shared thoughts about the Committee's intentions with the drafted motion both before and after Counsel's comments. After much deliberation, it was decided that the Committee would do further work on a recommendation.

(Robert Turner left the meeting.)

**Adjourn Meeting:**

MOTION TO: Adjourn the meeting.

MOTION BY: Robert McClune      SECONDED BY: Robert DeRose

Vote:   9   approved,   0   opposed

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

MEETING ADJOURNED AT 2:56 pm

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

