

Association of Landowners of Port Royal Plantation, Inc.
BOARD OF DIRECTORS MINUTES
Wednesday, May 19, 2021 • Beach House and Zoom Teleconference Video

Called to order at 1:36 pm by President Don Blank

BOARD MEMBERS PRESENT:

- | | |
|-------------------------------------|--|
| 1. Don Blank, President | 7. Terry Herron |
| 2. Carl Nelson, Vice President | 8. Mel Kemp |
| 3. Robert Turner, Treasurer | 9. Robert McClune |
| 4. Marshall Fletcher, Secretary | 10. Mark Prince |
| 5. Roger Briney (attended via Zoom) | 11. Eli Roth |
| 6. Kelly Elliott | 12. Steven Sigalow (attended via Zoom) |

OPEN FORUM: 3 minutes

Don Allen of 4 Drayton Place commented that the Message Board seemed dimmer than the previous one, and he requested something be done to brighten the screen. Lance Pyle answered that, after speaking with the manufacturer, our next course of action is to remove the protective casing that may be causing a glare.

Renee Roth of 31 Ensis Road explained her requests that she had listed in the agenda.

QUORUM CERTIFIED – MARSHALL FLETCHER

MOTION TO: Change the item labeled “Public Hearing” in the agenda to “PAB Variance Appeal Hearing.”

MOTION BY: Steven Sigalow

SECONDED BY: Carl Nelson

Vote: 11 approved, 0 opposed

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

PAB VARIANCE APPEAL HEARING

The PAB Variance Appeal Hearing was called to order at 1:38 pm. Don Blank gave Dan and Karen Cleyrat permission to present their case to the Board of Directors. Don then granted the same courtesy to Dennis Darling, Chairman of the PAB. Don asked each Board member to ask questions related to the variance appeal. He then let the Cleyrats give closing statements. A motion was first carried to move the decision to Executive Session after the regularly scheduled Board agenda items, then a motion was carried to adjourn the public session of the PAB Variance Appeal Hearing at 3:01 pm (See PAB Variance Appeal Hearing minutes for details of this Appeal Hearing).

APPROVAL OF APRIL 21, 2021 MEETING MINUTES:

MOTION: Approve the April 21, 2021 meeting minutes.

MOTION BY: Robert McClune

SECONDED BY: Robert Turner

Vote: 11 approved, 0 opposed

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

COMMITTEE REPORTS:

1. Community Relations Committee

Terry Herron agreed to answer any questions about the report. Mel asked about the deterioration of the park. Lance said the Town did a clean-up for a natural state until further decisions were made on routine maintenance to which Terry confirmed that it would probably be for a natural state.

2. Rules and Regulations Task Force

Roger Briney stated that the task force would have a draft ready soon for the Board to review. He explained the process of approving the draft rules and clarified that the rules were primarily "clarified" with the addition of a few new fines. He said the draft would also be sent to Counsel for review. After comments are received from Board members, the draft will be available to Landowners for review and comments.

FINANCIAL REPORT:

Robert Turner referenced the April 2021 financial reports provided in the board packet. He said there was a draft of the audit, but it required further changes. He said it was sent to the Finance Committee for review, but not to the Board yet. He also said the transfer fees were low because inventory of available properties was extremely low. At the time of the Board meeting, there there is only one house and one lot for sale.

MOTION TO: Approve the April 2021 financial report.

MOTION BY: Roger Briney SECONDED BY: Robert McClune

Vote: 11 approved, 0 opposed

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

MANAGERS REPORT:

Lance Pyle summarized the written report provided in the board packet. He also provided an update on the ArborNature project. DHEC issued the permit for the tub grinding and composting site to ArborNature. He said he talked with Tom Davis and Ben Cunningham, and it would be difficult to overcome and succeed in Administrative Court. However, he did say that going to Administrative Court could possibly present opportunities to talk with ArborNature regarding a compromise. Lance also clarified that they had not started the Construction and Demolition station yet. Don instructed Lance to proceed with no further Board approval needed at this time.

Lance also stated that the pace of the Ensis Drainage Project was accelerating. He said he was waiting for two things from the Town before proceeding with the project.

UNFINISHED BUSINESS:

No unfinished business.

MOTION: Move to Executive Session to deliberate the PAB Variance Appeal Hearing.

MOTION BY: Mark Prince

SECONDED BY: Carl Nelson

Vote: 11 approved, 0 opposed

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

Executive Session:

MOTION: Move to leave Executive Session after deliberating the PAB Variance Appeal Hearing and return to Public Session.

MOTION BY: Marshall Fletcher

SECONDED BY: Eli Roth

Vote: 11 approved, 0 opposed

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

Public Meeting:

MOTION: Table further discussion in connection with the appeal on the PAB Variance Appeal ruling on 8 Gunpowder Place until the June 2021 Board meeting.

MOTION BY: Steve Sigalow

SECONDED BY: Mark Price

Vote: 10 approved, 0 opposed, 1 abstained

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

Adjourn Meeting:

MOTION TO: Adjourn the meeting.

MOTION BY: Mark Price

SECONDED BY: Robert McClune

Vote: 11 approved, 0 opposed

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

MEETING ADJOURNED AT 5:16 pm

Signed: 



To: Board of Directors
From: Sandy Kemp, Renee Roth and Jeanne Befano
Date: May 19, 2021
RE: Memorial Day Event Proposals

Proposals to the Board of Directors of Port Royal:

1. Memorial Day 2021 was to be an event/picnic planned and paid for by the Association. Since we are not yet doing large group gatherings, but the money is already budgeted, we suggest this event be held over Labor Day 2021.
2. We request that the Board consider making the Memorial Day event an annual event and not an every other year event as part of the annual budget process.

Submitted by:
Coffee Ladies – Sandy Kemp
Casual Wednesday – Renee Roth & Jeanne Befano



To: Board of Directors
From: Sandy Kemp, Renee Roth and Jeanne Befano
Date: May 19, 2021
RE: Food Truck Request

We are requesting the approval of contracting food trucks for each Casual Wednesday from June through September and an additional food truck for a landowner holiday event to be held at the Beach House on July 3 or July 4. These events are open to the entire landowner community.

We will inform Lance when we will be contracting with a vendor.

Submitted by:
Coffee Ladies – Sandy Kemp
Casual Wednesday – Renee Roth & Jeanne Befano