

# Knowles Island Plantation Home Owners Association

Annual Meeting Minutes

June 30, 2012

Mr. Shannon Malphrus, President called the meeting to order at 10:10 AM, after the Meet and Greet ended. In attendance were Board members Ms. Heather Davis, Vice President, Ms. Nancy Butler, Treasurer and Ms. Joyce Laurel, Secretary. Also in attendance were the ACC members Mr. Greg Phillips, Mr. Pete Darmer and Mr. Glenn Dill.

After reviewing the number of Property/Homeowners present and the number of proxies received Mr. Malphrus advised the attendees present that we did have a quorum and could conduct business.

Mr. Malphrus welcomed the Homeowners and asked everyone to work together for a more productive and peaceful community, and expressed the Board's diligent efforts to do a great job over the last six (6) years. Mr. Malphrus thanked the Board members.

Mr. Malphrus stated that he would follow the meeting agenda. Mr. Malphrus then asked Ms. Laurel, Secretary to read the minutes from the Annual Meeting held July 30, 2011.

Ms. Laurel began to read the minutes, but could not be heard. The minutes were read by Ms. Heather Davis, Vice President.

A motion was made to accept minutes as read.

Mr. Glenn Dill seconded.

Minutes accepted.

Report of Officers:

- Mr. Malphrus asked Ms. Butler for the Treasurer's report.
- Ms. Butler stated that there are twenty (20) homeowners that are overdue in their dues, and that there are nine (9) that have not paid this year. The budget equals to 2011, but our taxes have gone up, as well as Insurance.
- Ms. Butler stated that the Dock taxes was \$4,086 for the year.

Mr. Simms stated that the Association should not be paying a separate tax for the Dock. We will have our Attorney look into why we are paying taxes on the Dock.

A motion was made by Mr. Cerame to form a Committee to look into this matter. The Committee will be called the Dock Tax Inquiry. Mr. Malphrus stated that he will be Chairman and work with Mr. Simms. ( LLR on-line).

- Ms. Butler stated that there is \$25,040.32 in checking, \$17,141.52 in Money Market , \$20,600.00 in Road Reserve, and \$6,850.00 in Sewer Reserve, for a total of \$69,631.84 in current assets.
- Ms. Butler stated that the Porta Potty is always at the Dock area, but we are only billed for the summer months May – September.

Mr. Malphrus stated the he would get a bid from Dregler Sanitation and compare with our current provider.

Mr. Malphrus stated that Mr. Phillips is doing a great job on Landscaping. And that Ms. Conklin did a great job on the signs. Ms. Conklin asked if Greg could spray around the posts for ants.

Ms. Davis stated that Mr. Malphrus deserves a round of applause for the time and efforts that he served as President , and that he did a great job. The homeowners agreed.

There was a discussion regarding the stolen lock for the Dock entrance. A homeowner suggested purchasing a combination lock. Mr. Malphrus told homeowners that he has purchased new keys for the same lock which was cheaper than buying a new lock.

Also a homeowner suggested that we have a Crime Watch Program on the Island, but this would not be a good influence on the neighborhood and may decrease the value of our homes.

Report of Committees:

Fire Committee:

- Mr. Pete Darmer stated that in order for Knowles Island homeowners to be lowered from a tier 9 to 7, each home would have to be one (1) thousand feet from a hydrant. We would need water supply, which would include tanks and six (6) fire hydrants. Also we would need a Pumper truck as well as a Tanker truck.

A homeowner asked what could the County do in order to get a grant? It was suggested that we could use a drop line into the River for water, but this would cost approximately \$30,000.00.

It was also discussed that the New Board needs to look into who pays the taxes on the Pond on West Branch Road, which could be used as a water supply if needed.

It was suggested from the floor that an assessment tax of \$500.00 per homeowners that's present, and each new homeowner will have to pay.

A motion to address an assessment for \$500.00 for every homeowner was made by Ms. Linda Davenport.

Seconded by Mr. Louis Grant.

It was discussed from the floor that we need to do a study, before this one time assessment fee be implemented.

Motion was amended by Ms. Diane Logan, we need to do a great deal of discussions with a Special meeting and phone calls.

Seconded by Mr. Paul Bredwell.

Motion approved.

Fire Committee should get more information concerning this matter.

The Fund established should show use of the money.

Seconded by Ms. Cindy Conklin.

Amendment to motion to create Fund for \$500.00, to use of establishing plans to enable us to put in hydrants was made.

By a show of hands, the motion was voted down.

The Fire Committee will send letters in next sixty (60) days to homeowners, informing them of the progress made.

Ms. Conklin made a motion to use the well already approved. This lot has a new owner now, and this would have to be approved by new owner (Simms).

Seconded by Ms. Logan.

By a show of hands, the motion was defeated.

Trestle Committee:

Mr. Malphrus informed homeowners again that the County Council has a grant to build the Pier at the end of the Trestle. They have filed for a permit from OCRM to build the Pier.

Homeowners need to address the new County Council regarding gating the road. A gate can be installed, but paper work submitted said not to gate, we will bring this before the new Council.

Mr. Malphrus stated that homeowners need to ask the person if they see an unknown person at Dock. Mr. Malphrus has new keys, and will give them over to the new Board.

New Business:

We do not have any bids for a gate, this has not been investigated. We would need one (1) gate at the beginning of Broadview Drive after the State Road ends, and another on West Branch Road. Do not know if we will be able to gate the road.

A motion was made to form a committee to look into this matter. The name of the committee will be called the Knowles Island Gate Committee.

Seconded by Paul Bredwell.

Motion passed.

The members of the Knowles Island Gate Committee are Louis Grant-Chairman, Diane Logan, Paul Crosby and Chuck Leeder.

Mr. Paul Simms stated that the over growth on State Road 462 is very dangerous, you can not see on coming traffic if you are turning onto Knowles Island Road. Mr. Malphrus advised everyone to call the State Highway Department and complain.

Reduction of Sewer Fees:

Ms. Davis stated that the homeowners that own Lots 10-17, 89-91, will not have to pay their \$50.00 sewer fees starting this year, this will be deducted from their annual dues, there is a surplus of money in the fund, due to never having to use any of the funds so far.

Election of Officers:

Mr. Malphrus asked each nominee to give a brief history and qualifications of him/herself. Mr. Randy Carter – President, Mr. Glenn Dill, Vice President, Mr. Chuck Leeder, Treasurer and Ms. Sarah Woods, Secretary.

Each nominee gave a brief history and qualifications, and answered questions from the floor.

Mr. Malphrus asked if there were any nominations from the floor.

There were none.

Mr. Grant made a motion that all nominees on slate for new Board be approved.

The ACC nominees are: Mr. Pete Darmer – Chairman, Mr. Greg Phillips and Mr. Paul Crosby.

There no nominations from the floor.

Motion made by the raising of hands.

Slates stands for Board and ACC as nominated.

Motion carried.

Mr. Malphrus stated that there was no further business at this time, and made a motion to adjourn the meeting.

Seconded by Ms. Butler.

Meeting adjourned.

Note: Mr. Bernard and Linda Dowling owners of lot 94 were in attendance, they drove down from Florence, SC to attend meeting.