

Knowles Island Plantation
Home Owners Association

2013 Annual Meeting Minutes

June 8, 2013

Mr. Randy Carter, President called the meeting to order at 10:15 AM. In attendance were Board members Mr. Glenn Dill, Vice President, and Mr. Chuck Leeder, Treasurer. Also in attendance were the ARB members, Mr. Greg Phillips, Mr. Paul Crosby and Mr. Pete Darmer.

Mr. Carter consulted with Mr. Dill and after reviewing the number of proxies and the number of Homeowners/Property Owners present, advised Homeowners/Property Owners that we did have a quorum and could conduct business.

Mr. Carter then welcomed and thanked the Homeowners/Property Owners for their cooperation and asked all to work together and be friendly with our neighbors, to make this a more peaceful and productive community.

Mr. Carter stated that we would follow the meeting agenda. Mr. Carter then asked the members present if they wanted the Annual Meeting Minutes from 2012 read? The members answered "NO".

A motion was made not to read the minutes. The 2012 Annual meeting minutes were not read.

Seconded.

Motion carried.

Minutes not read.

Mr. Carter put before the Homeowners a singular word change in the 2012 Annual Minutes for the Sewer Maintenance Agreement. Revise the phrase "reduction of Sewer Maintenance Agreement" to "Indefinite Suspension of Sewer Maintenance Agreement" on page 5.

Motion to accept change was made.

Seconded.

Motion carried.

Mr. Carter asked Homeowners/Property Owners to hold their questions until all the Reports are made, and to refrain from talking in small groups during the presentations. Forms were passed out to members to write down their questions.

President's Report:

- SCDOT bush hogged Knowles Island Road.
- SCDOT repaired ditch erosion by causeway.
- Advised homeowners on State Road that the State is responsible for installing 16-foot driveways and 30-inch culverts (SCDOT EDM-16).
- All street lights are back in service.
- SCDOT is doing another traffic calming for speeders, looking to reduce speed limit to 25-MPH, more signs and speed humps.
- Community Dock area has been cleared. The work was done by the Board, ACC and two volunteer homeowners.
 1. 12 parking spaces.
 2. Better Ramp ingress and egress.
 3. Plan to plant cedar trees for privacy.
 4. Work was done on budget.
- Dock Security, new keys will be made for the entrance gate and will be handed out with inventory sheets. Return keys if you sell your property; property owners must accompany friends/guests to the dock area at all times. The gate was made more secure with posts/hooks as not to swing back and strike vehicle/trailer.
- Dead trees were removed on some lots, will contact lot owners, asked homeowners to be aware of dead trees on lot next to their lot. First ask neighbor to remove trees; if no action, then notify HOA Board.
- Pier gating, was advised by County Council that they cannot gate the area. It must remain open 24-hours per day in accordance with grant fund

documents. (Handed out two documents to all Property Owners). The pier was built with a \$147,000 grant and turn-about with \$226,000 grant. The County will put a split railing fence on the middle section and at Boyd Creek end of trestle road, so that no cars will be admitted. It will be a walking trail.

- Public water is not recommended, it will be added money to our property for twenty years, and cost over 1 million dollars.
- Island Beautification Committee is not staffed; the plan is to beautify the KIP front Entrance Area.
- Signs, please adhere to speeding signs, and deer crossing signs, several deer have been hit, causing monetary damages to owners cars.

Vice President's Report:

Mr. Glenn Dill prepared the slides and power points for the Meeting, and worked with Mr. Carter on all issues and problems.

Treasurer Report:

Mr. Chuck Leeder stated that there is:

- \$44,084.00 in Checking Account.
- \$17,147.00 in Money Market Account
- \$20,600.00 in Road Reserve Account
- \$ 6,851.00 in Sewer Reserve
- \$ 4,350.00 in Un-deposited Funds
- Total Current Assets to date is \$93,034.00

Expenses for the year are as follows:

*Recurring annual expenses

- Dock Area Update \$6,129.00
- Dock Insurance \$1,425.00*
- Dock Porta Potty \$ 450.00*
- Dock Taxes \$ 639.00*

- PO Box \$ 56.00*
- Annual Meeting \$ 550.00*
- Directors Insurance \$ 1,100.00*
- Ground Maintenance \$11,400.00*
- Street Lighting \$ 2,715.00*
- Misc.(Legal, postage, printing, etc.) \$ 2,000.00
- Total \$26,464.00

Annual Income

- 81 Lots @ \$375.00 \$ 30,375.00
- 12 Lots @ \$225.00 \$ 2,700.00
- Total annual income \$ 33,075.00

Mr. Chuck Leeder has collected \$13,300 in past due annual dues, down from \$17,000, with \$3,700 still due, and he is working to collect the remainder.

Mr. Chuck Leeder and Mr. Shannon Malphrus also collected back property taxes in the amount of \$12,307, due to this being a tax exempt organization. He could only go back three years for refunds. Special thanks to Paul Sims for bringing this issue to the HOA's attention.

Fire Committee Report:

Mr. Pete Darmer stated that the Retention pond (water lagoon) is now subdivided between Lot 75 (Lowes) and Lot 79 (Hutto) will be used for a well/dry hydrant for fire protection, it will serve only those residents within 1000 feet. Another well will be dug in the Community Dock area for the middle section and another for the end of the Island.

Mr. Pete Darmer suggested that Knowles Island or Palm Key needed a Fire Station which would be built and managed by volunteers. It would require grants and donations to complete; would include a public restroom and water tanks.

Mr. Pete Darmer stated that all new homes must submit constructions plans to the ARB before construction begins, and any changes to already built homes must

be submitted to the ARB. If Property Owners plan to build anything, contact the ARB first.

A Homeowner/Property Owner may make an appeal to the ARB in writing by certified mail, if an agreement on an issue fails, requesting a variance to its previous decision. The ARB shall render their decision in writing within (21) days.

Unfinished Business:

- None

New Business:

Mr. Randy Carter stated :

- Rewritten Covenants, the present covenants are 18-years old and needed to be updated and modified.
- Copies of the updated/modified covenants were mailed to every Homeowner/Property Owners and asked to vote if they agreed or disagreed with the changes.

Majority of Homeowners agreed that the Covenants needed to be updated /modified.

- Mr. Randy Carter stated that in Article III, Architectural Review Board, a new Section 7 was added. The provision was read.
- A motion was made by Mr. James Grant to accept the changes to the covenants.
- Motion was seconded.
- Covenants changes accepted.
- Another motion was made on the floor to modify the approved covenants to include three (3) HOA Board members (excluding the President, per the By-Laws) as an advisory committee to the ARB in the appeals process, in addition to notification and inclusion of the contiguous Property Owners.
Re: Article III, ARB, Section 7.
- Seconded by Mr. Ben Mills.

- Motion accepted.

Mr. Randy Carter stated that the Homeowners/Property Owners should vote on Covenant changes, and for a show of hands.

Mr. Glenn Dill, Vice President, initially conducted a count of hands. Then a formal roll call was completed by individual lot number and added the number of proxies received. Mr. Dill reported that the Covenants changes were approved by three (3) yes votes. There were sixty-eight (68) yes votes. Based on ninety-three (93) total lots, with six (6) lots Not in Good Standing status, a threshold of sixty-five (65) YES votes were required.

Mr. Randy Carter stated that we have 2 new home constructions planned, and that the Newsletter will be replaced by the website.

A Secretary is still in need. One person was interested, but declined due to her busy schedule. Asked if anyone was interested, no response. The Secretary elected resigned due to personal reasons.

Questions and Answers:

Property Contact list need to always be current, please contact a Board if you have a new address, phone number or email address.

KIPHOA is a non-profit corporation. New Registered Agent paperwork on file with SC Secretary of State's office.

Well at Dock will get estimate on cost.

KIPHOA only has jurisdiction to the causeway.

Mr. Jim Grimsley is our HOA Attorney. His office is in Beaufort.

Will go Magrastate Court for dues not paid.

Asked drivers to slow down, for wildlife.

Any thing done on shoreline requires a permit from DHEC/OCRM.

Trestle gating issue, Linda Davenport stated that there is a new document dated 2011, stating no gating; she has a copy of the original document stating this would be a state park, which would require gating.

Mr. Randy Carter stated that there was no more business at this time, and told homeowners to enjoy the Pot Luck BBQ. Mr. Carter made a motion to adjourn the meeting.

Motion seconded.

Meeting adjourned.