

Knowles Island Plantation
Home Owners Association

2014 Annual Meeting Minutes

July 12, 2014

Mr. Randy Carter, President called the meeting to order at 10:16 AM. In attendance were Board members Mr. Glenn Dill, Vice President, and Mr. Chuck Leeder, Treasurer and Mr. Michael Lowe Secretary. Also in attendance were the ARB members, Mr. Pete Darmer, Mr. Greg Phillips and Mr. Walter Ickert.

Mr. Carter then explained the presence and use of a DVR digital voice recorder.

Ms. Fran Achille interjected to Mr. Carter's introduction that it would be very nice for all in attendance to introduce themselves and state what lot they own.

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

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 stacked on the front table to write down their questions.

Mr. Carter stated that we would follow the meeting agenda.

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.
(86.9%)

Mr. Carter then asked the members present if they wanted the Annual Meeting Minutes from 2013 read? The members answered "NO".

A motion was made not to read the minutes. The 2013 Annual meeting minutes were not read. Seconded. Motion carried. Minutes not read.

President's Report:

- Planted (8) Leyland Cypress at dock
- Removed six dead pines at dock
- Canopied trees along all private roads on KIP
- Front entranceway
- Repainted signs
- Landscaped w/ bricks and gravel
- Cleared lots # 1 and 73 brush
- Relocated light pole
- SCDOT actions
- Installed official Fishing Pier Sign
- NO OUTLET sign
- Double arrow sign at 462
- Road Transfer via Quit Claim Deed
- Repaired asphalt patches
- SCDOT (continued)
 - SCHOOL BUS STOP sign
 - 25-MPH speed limit signs
 - Moved END STATE MAINT sign
 - Working to repair culverts on S-27-19
- Installed four accent fences
- Planted five crape myrtles

- Built and painted two trestle fences (county donated material). County built first one.
- Located community dock survey stakes w/ metal detector
- Purchased two picnic tables for community dock
- Power and well installation at community dock
- Dry Hydrant installation – awaiting ISO certification
- Eliminated port-o-john at dock
- Knox Lock at community dock
- New lock and keys issued for dock
- Repainted six speed bumps and nine rumble strips
- Installed new posts and reflectors
- Repainted all sign posts
- Repaired inoperative street lights
- Installed fence around well tank
- Trimmed trees along shore at dock
- Installed 10-tons of gravel for fire truck (Thanks to Mr. Woods for spreading)
- Installed 20-tons of rip-rap rock at dock shoreline (plus new fire pit)

1. No DHEC permit req'd; RCVD authorization

- Gasque & Associates surveyed new road
- Recorded Quit Claim Deed on 8 May
- Installed two new Speed Humps, posts and warning signs
- Cut Tree Roots pushing up roads
- Installed fill dirt on shoulders
- Picked up trash along trestle road

- Website created for KIP & launched 14 April
- By-Laws Amended
- RMA Amended
- Covenants Amended

Mr. Lorenzo Laurel asked about possibly widening the boat launch.

Ms. Linda Davenport asked about the ISO certification for the dry hydrant and can we build a shelter at the community dock. (Discussion about septic etc.)

Discussion about liabilities involved in allowing off island people to use our dock, boat launch without property owner accompanying them.

Thanks to the Logan's for donating 90% of the funds for the fill dirt.

Thanks to Mr. Dan Leeder (Mr. Chuck & Ms. Pat Leeder's son) for donating time for our web site.

Thanks to Mr. Marty Williams for cutting the roots on W. Branch.

Ms. Christina Crosby asked if all lots are paying the same amount. (Will be decided at the meeting)

Ms. Tina Brozen asked about relocating some of the signage for the new speed bumps. (Will move and possibly add reflective strips)

Mr. Jeff Deinert asked about cutting a section out of the middle or from the side of the speed humps because it interferes with bicycles and golf carts.

Mr. Carter again thanked all of the people who volunteered to help or donate to the dry hydrant project.

Mr. Carter discussed deer culling or other opportunities to handle deer population.

Treasurer Report: The Financial Report briefed, refer to the annual Treasurer Report sent to all property owners via email.

Mr. Chuck Leeder stated that there is:

INCOME STATEMENT

ASSETS

Checking \$

Road Reserve

Sewer Reserve

Total Current Assets \$

Annual Income

81 lots @\$375 \$

12 lots @\$225

Total annual Income \$

Current Past Dues \$ (2014 not included)

EXPENSES (recurring)

Common Grounds Ins \$

Directors / ARB Ins.

Grounds Maintenance

Electric

Annual Meeting

Dock Tax

Total Recurring	\$
Taxes (Correction)	\$
(9/10/11/13)	
Total Paid 2014	\$

Expenses (Special Projects)

Island clean up

Dock Area- Dry Hydrant

- Electric

- Well

- Gravel/Fill

- Lock / Keys

Road Transfer- Survey

- Humps

- Paint/Signs

Misc(postage, copies,

Web Domain, PO Box)

Total Projects

Legal Expenses

-Lawyer 1

- Lawyer 2 (retainer)

- Lawyer 3

- Security Dep

-Court Costs

Total Expenses \$

Ms. Vicki Smith asked why there was only \$3,000 set aside for the road maintenance, she feels there needs to be more.

Fire Committee Report:

Mr. Pete Darmer stated that there really is not much to report. We will be happy to work with all property owners.

Unfinished Business: None

Nominations for KIPHOA board of directors by the nominating committee (Ms. Heather Davis, Ms. Nancy Butler & Ms. Ann Cullen)

BOD- Mr. Randy Carter, Mr. Glenn Dill, Mr.Chuck Leeder, Mr. Michael Lowe

No new nominations from the floor.

Mr. Carter asked if there was a motion to accept the recommendations of the nomination committee, Motion made and motion second.

ARB- Mr. Pete Darmer, Mr. Greg Phillips, Mr. Walter Ickert

No new nominations from the floor.

Mr. Carter asked if there was a motion to accept the recommendations of the nomination committee, Motion made and motion second.

Amended Covenants, 80.9% Passed

Mr. Carter asked if there was a motion to accept the recommendations of the nomination committee, Motion made and motion second.

By-Laws, 77.3% Passed

Mr. Carter asked if there was a motion to accept the recommendations of the nomination committee, Motion made and motion second.

Road Maintenance Agreement, 80.9% Passed

Mr. Carter asked if there was a motion to accept the recommendations of the

nomination committee, Motion made and motion second.

Ms. Linda Davenport asked to have mosquito's sprayed by the county.

Mr. Carter discussed potential cost of resurfacing our roads; one quote for \$233,000 has been received if we need a number to plan with.

Mr. Leeder took on the discussion of "missing funds" or numbers not adding up from previous administrations. Investigation will be on-going.

New Business:

Mr. Randy Carter thanked all of the spouses of the board members for all of their support.

A motion to adjourn the meeting was made.

Motion seconded.

Meeting adjourned.