

**SUMMER HOUSE  
HILTON HEAD ISLAND  
CONDOMINIUM ASSOCIATION, INC.**

**BOARD MEETING – MAY 23, 2018**

Meeting called to order at 4:03 p.m. at The Summer House Clubhouse meeting room.

**ATTENDEES:** David Benedict, *President*; Jim Kroll, *Vice President*; Cindy Taylor, *Treasurer*; Jeff Rockett, *Member at Large*; Marsha Garrett, *Property Manager*

**HOMEOWNERS ATTENDING:**

Les Taylor, D18; D. Brooks Smith, J16

**BUSINESS:**

Owner Debt Concern: A court date of June 14<sup>th</sup> has been set to appear before the judge regarding the delinquency of the account. The Board wanted to have the delinquency broke down into three (3) different sections.

1. Interest amounts
2. HOA Fees
3. Legal Fees

**Action:** Scott Wild, Kevin Quat and PM will attend.

**Pine Straw/Landscaping:** The pine straw has been installed and the sod will be placed on hold until the after the construction to the area between B & C buildings.

**Action:** The sod will be installed after the construction is completed.

**Bench between A and B:** The bench has been ordered and should arrive within the next two weeks.

**Action:** When it arrives, Mark will set it up between A & B buildings.

**New Bike Rack:** The bikes have been tagged and an extension date was given to have them removed by May 25<sup>th</sup>.

**Action:** Bikes need to be removed after the date.

**Gate to Compactor:** Mark is working on designing and pricing out a door and electronic keypad for the door.

**Action:** Bikes not tagged within two weeks, will be considered abandoned and removed.

## **Concrete Improvements around the pool area and two gravel walkway replacements:**

**Action:** Per the Board a hold on the sidewalks and pool areas until after the construction is completed.

**Non-operable sprinkler head:** Inoperable sprinkler head found in unit due to homeowner neglect.

**Action:** At March meeting, unanimous approval was given to replace the sprinkler head this one time. If this happens again in this unit it will be the homeowners' responsibility and replacement will be mandatory. When the homeowner is back in town the replacement sprinkler head will be scheduled.

**Damaged Front Gate:** PM contacted two vendors to repair the gate. The companies that are repairing the damaged gate are Salt Marsh for the metal repair and then Custom Security for the operator. The invoices for the repairs will be billed directly to the homeowner.

**New Cameras:** We have received two proposals for the camera upgrades. The allowed funds in the reserves is \$6,000.00. New, higher resolution cameras have been proposed in order to capture clearer images of license plates and/or person(s).

## **FINANCIALS**

**Variances:** On the income, year-to-date, everything looks great.

50050 Landscaping line item in the amount of \$8450 to be coded to 50110.

Reclass the amount of \$1627.05 from 50200 to Life Safety 50120.

80030 Unfavorable variances due to multiple deliveries in the month of April.

Net Income is \$71018.31. There is \$10000 for the trimming of the trees that was deposited in the misc. income line item.

**Assets:** CDARS roll over with a slight increase in interest rate.

**Reserve Accounts:** In 2018 reserve study there is monies for cameras, painting, parking lot, furniture. Board to discuss as we move through the year.

## **DISCUSSION:**

**Parking Passes:** Discussed new design in parking passes. The current passes are difficult to see, due to the tinted windows in most of the vehicles. The residents have been told to place the passes on the rear-view mirror, some residents have them on the side windows and front windshield. PM will work on a solution and present some samples at the June meeting.

**Dryer Vent Cleaning:** The last cleaning took place in early 2016. They should be completed every three years. The cost is the owners responsibility to pay for their unit. The Regime would have a better chance of obtaining a proposal for all the units and then bill back the owners. Have them understand, this is mandatory to prevent any fires due to lint buildup. The Board's decision was to inform the residents in the fall newsletter that this will be take place with the first couple of months of 2019. If the owners have this done on their own, they need to supply the inspection and cleaning documentation to Management. The Board discussed AC condensation lines should be completed at least once or twice a year. This service is usually provided by the technician performing the quarterly maintenance. The flushing of the condensation lines is the responsibility of the owners.

**Dog Walking Areas:** After reviewing the Master Deed and Rules & Regulations there is not a designated area for dog walkers. The main concern is wherever they walk their dogs, the owners are should be picking up and disposing of the waste in one of the eight pet stations throughout the community.

**Meeting adjourned at 5:50pm**