

# MINUTES

## STONES THROW, HPR

Board of Directors Meeting

July 24, 2017 at 4:00pm in the Stones Throw Clubhouse

- **Appeal Hearing (Board Members Only)** – The owners of unit 17 presented their appeal of a violation notice regarding an arbor they installed that extends above the front patio fence. The owners explained that the arbor should be completely covered by vine within one year and the intent of the arbor is to provide more privacy. The Board discussed various options to lower the arbor while still providing some additional privacy with the owners.
  - **Owner Open Forum (4:15pm)** – An opportunity for owners to bring new items to the Board's attention. Questions may be answered for clarification but no action will be taken at this time, as this is an informational session only, limited to no more than 10-15 minutes.
- I. **Call to Order / Establishment of Quorum** – Gordon Jensen called the meeting to order at 4:23pm.
- A. **Board of Directors Present** – Gordon Jensen, President; Brad Tadlock, Vice President; Maria Vertucci, Secretary/Treasurer; Rhonda Fantozzi, Director
  - B. **Board of Directors Absent** – David Gundersen, Director
  - C. **Owners Present** – Leigh A. and Mike Ruegamer (#17); Carolyn Johnson (#46); Barry Dumser & Sandra McShea (#11); Claudia Niepmann (#62); Tamara Davis (#51)
  - D. **IMC Representatives Present** – Jaime Fenstermaker; Association Manager; Lyndsey Dorshimer, Minutes
- II. **Approval of Minutes**
- A. **May 18, 2017** – Brad Tadlock made a motion to approve the meeting minutes from the May 18<sup>th</sup> Board meeting. Rhonda Fantozzi seconded the motion. The motion passed without opposition. Maria Vertucci abstained since she was not at the meeting.
  - B. **Organizational Meeting Minutes** – Maria Vertucci made a motion to approve the Organizational Meeting Minutes as presented. Rhonda Fantozzi seconded the motion. The motion passed without opposition.
  - C. **Annual Meeting Minutes – Review Only** – At this time, the Board did not find any items to revise on the drafted annual meeting minutes which will be presented to the ownership at the 2018 annual meeting for approval.
- III. **Owner Requested Items / Concerns**

- A. **Hoses** – Gordon Jensen stated that in response to an owner's concern regarding hoses outside the front of units, management notified the owner of #27 to remove his hose. Since the notification, the owner changed the color of the hose to a neutral color which blends with the fence and is kept neatly coiled on a hose holder. After some discussion, the Board agreed to allow the hose to remain where it is, since it has been there for many years and the change of hose color to a tan color sufficiently helps hide the hose. Since the hose is in the common area, other owners may use the hose.
- B. **Flags** – Gordon stated that the rules prohibit any items being hung in the common area, such as flags, etc. After some discussion, the Board agreed the flag at unit 27 should be removed and the proper documentation will be sent to the owner for removal and/or fines involved with not removing the flag.
- C. **Arbor Add-On inside front patio** – This item is being addressed by the Board.

**Other Compliance Items** - There were several compliance items brought to the attention of the Board of Directors by the owner of unit 27:

- D. **Satellite Dish** – There is a satellite dish installed on the front side of the building at unit 35 and was installed without Board approval. This has been a continued issue. Since this is a violation, the Board agreed that management issue him a notice of removal within 45 days to the rear of the building and if not removed the appropriate fines be issued. The Board agreed that the regime has the authority to correct violations with any expenses incurred to do so be the responsibility of the owner.
- E. **Extended Fencing** – At this time, no action can be taken on this item since no unit number was listed with the report.
- F. **Illegal Curtains** – No action can be taken without a unit number.
- G. **White Sliding Glass Door** – No action can be taken at this time due to no unit number provided.
- H. **Non-Hurricane Rated Sliding Doors** – No unit # was reported. It is the responsibility of the Town of Hilton Head to enforce its building codes.
- I. **Commercial Vans** – No unit # was provided. Vans are accepted, however, any lettering must be covered for overnight parking on the premise.
- J. **Advertising Villa Sleeps 10** – The Board could not find any issues. Until the occupants are found renting over the occupancy limit, there is nothing the Board can do to regulate the advertising.

IV. **Management Report** – see Attachment A for the Management Report

V. **Old Business**

- A. **Rear Privacy Fences** – Four bids to replace the rear privacy fences were provided to the Board for their consideration. After some discussion, the Board would like to proceed with further investigation on the quotes that were submitted. Jaime mentioned that enforcement of the front and side fencing maintenance may be difficult while the rear fencing is in poor condition. The Board agreed that if they move forward with this project, project oversight or a project manager would be needed during the construction. **Brad Tadlock made a motion to table this discussion until the next meeting. Maria Vertucci seconded the motion. The motion passed without opposition.**
- B. **Rules & Enforcement** – To report a violation, the owner will be asked to complete a compliance request form and the complaint will be addressed by the Board.

VI. **New Business**

- A. **Board Member Seats** – Jaime Fenstermaker presented a draft Board listing and explained that seats filled were based on the votes received. **Maria Vertucci made a motion to approve the Board member seats as presented with the persons who received the highest number of votes fill the full term seats and person who received the lowest fill the seat with one year remaining of the 3 year term. Rhonda Fantozzi seconded the motion. The motion passed without opposition.**
- B. **Parking Lot Paving** – Brad Tadlock suggested repaving the parking lot in the community over the rear-fencing project. He suggested getting quotes with the intent to move forward with this project. Jaime Fenstermaker recommended getting a proposal for an engineer to prepare a scope of work, specifications and oversee the project.
- C. **Mailboxes** – Brad Tadlock suggested that the buildings covering the mailboxes be torn down, and should be part of the paving project. This would eliminate future maintenance expenses on these buildings.
- D. **Next Board Meeting Date** – Management requested the meeting be rescheduled because of plans to see the solar eclipse on August 21. The Board rescheduled the meeting to Tuesday, August 22, 2017 at 4:00pm in the Clubhouse.

VII. **Financial Report** – Jaime Fenstermaker reported on the cash position as of June 30<sup>th</sup>, 2017, stating that at this time there are no owners in collections.

- A. **May Financial Report** – Rhonda Fantozzi made a motion to approve the May financials as stated. Brad Tadlock seconded the motion. The motion passed without opposition.
- B. **June Financial Report** – Brad Tadlock made a motion to approve the June financial report. Rhonda Fantozzi seconded the motion. The motion passed without opposition.

VIII. **Executive Session** – The Board entered executive session at 5:38pm.

- A. **Response to Appeal heard prior to meeting** – The Board discussed the options to correct the height of the arbor inside unit 17. **Brad Tadlock made a motion to deny their appeal and to ask the owners to lower the arbor to level with or below the top of the fence line**

within 45 days of the notice. Maria Vertucci seconded the motion. The motion passed without opposition.

- B. **Unit 62 back patio**— It was stated that an owner had an abundance of pots with no plants on their back patio. The Board believes this is unsightly and residents have been complaining about the items on the back porch devaluing their property. The Board agrees a final notice should be sent to the owner to remove the non-compliant items. If not removed within the 14 days of the notice, a fine of \$50 per month will be levied until either the owner removes the non-compliant items or the regime removes the items at her cost.

- IX. **Adjournment** – The Board exited Executive Session at 5:58p.m. **With no further business to discuss at this time, Brad made a motion to adjourn the meeting at 6:00pm. Maria seconded the motion. The motion passed without opposition.**

## **Site Report – Attachment A**

### **I. Monitoring your Service Contracts**

- A. Pool – Atlantic Pools  
Satisfactory. Pool is open for swimming 4/1-9/30. Safety hook and line floats were replaced. Pool passed DHEC inspection with only a one noted item that the step on the deep end ladder needed replacement, which has been completed. Overall, pool is being kept in good condition. Tiles found dirty on two occasions and were scrubbed down within 8 hours of reporting.
- B. Refuse – American Pride  
Satisfactory. American Pride is doing an excellent job. Finding that garbage is very full on Fridays until Saturday pick up. It is believed that this is most likely due to guests getting ready to leave.
- C. Pest Control – Lanes Pest Control  
Satisfactory. Responsive to call backs, which are few.
- D. Termite Control – Island Pest Control (1-55) & Hilton Head Exterminators (56-63 & clubhouse)  
Inspections of bait stations are performed quarterly. Inspections of buildings are performed annually.
- D. Landscaping – BrightView  
One time per week service (currently Friday). There has been improvement in landscape service since the May board meeting.
- E. Bathroom Cleaning -  
Hilton Head Cleaning Services. Daily cleaning 4/1-9/30. Mgmt found bathroom dirty and with no paper supplies.

### **II. Maintenance / Projects**

- A. One bedroom hallways cleaned.
- B. Replaced rotted fascia at unit 17
- C. Replaced broken up end of drain pipe at second entrance

### **III. Other**

- A. 2017/2018 Board meeting schedule emailed to membership and posted on the website.
- B. Unit 53 – Board of Directors approved HVAC relocation via email from inside front patio to outside common area landscape bed provided it is reasonably screened by shrubbery.