

**ISLAND GREEN GENERAL COUNCIL**

**Agenda for Friday, OCTOBER 13<sup>th</sup>, 2023**

**Arms Wide Open Church**

**Call to Order by Chairperson**

**Welcome to New Members and Guests**

**Certification of a Quorum**

**Approval of Minutes from Previous Meeting**

**Treasurer's Financial Report**

**Summary of Month's Incident Reports**

**Officers' and Board Reports**

**Committee Reports, Standing & Ad HOC Committees**

**New Business from HOA Presidents or Delegates**

**Old Business Comments from Island Green Home & Property Owners**

**Adjournment & Next Meeting at Arms Wide Open Church on**

**NOVEMBER 10TH, 2023 at 11:15 am**

**Our Website: [www.islandgreensecurity.com](http://www.islandgreensecurity.com)**

## **ISLAND GREEN GENERAL COUNCIL MEETING SEPTEMBER 8TH, 2023**

Bill called the Meeting to order. We had a Quorum of 16 HOA's including our proxies and about 32 interested Residents. Bill welcomed all the new people who were from Bob Williamson's Development I.G. Phase One

The Secretary's report from the May Meeting was posted on our website.

Bob began the Treasurer's report. He gave a history of our finances for the last two years. He said we were finally in a good spot and when Fairwood Lakes comes back in we will be in a better position. He then began to discuss the budget for 2024. When the Road being redo the Guard House will come down. We will then have to install Security Cameras. The Camera Vendor says the best time to do this is when the Road is being done. The new Cameras will cost about \$10,000.00. We would also like to have a new website made as ours is old and outdated. We also would like to hire a Management Company to take over the billing, insurance, etc. The proposed Budget will be discussed at the October Meeting. The Road is supposed to be started in

Fairwood Lakes made an announcement that they are voting on October 7<sup>th</sup> for a NEW Board and to get rid of KiKi. All FWL Homes owners are asked to VOTE!!

The County's Storm Water Management came in and did a complete mapping of ditches, ponds, and underground piping. A copy is on the wall for all to look at. Each HOA is responsible for keeping their own ditches clean. A group of volunteers are working on some areas.

MOWING – More volunteer are needed. Please call Ursula at 845-518-9448 .The mower is being stored in a shed in the Golf Villas HOA.

The Guards are on duty in the G.H. From 7 – 9 due to incidents regarding dirt bikes and ATVs ruining grass in HOA. A suggestion was made that the Guard on duty will welcome Vehicles coming in. A Resident from Green Springs says he never sees the Guard on his street or around when they are suppose to be on duty. Bob said a Committee could be made up to supervise them. Another suggestion was to have Resident stickers on the windshields.

At this time the meeting was adjourned. The next meeting will be on October 13<sup>th</sup>, 2023 Wide Open Church at 11:15am.

2:58 PM

10/03/23

Cash Basis

**ISLAND GREEN GENERAL COUNCIL**  
**Profit & Loss Budget vs. Actual**  
**January through September 2023**

	<u>Jan - Sep 23</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
HOA PAYMENTS	85,984.00	84,240.00	1,744.00	102.1%
INTEREST INCOME	0.58	20.00	-19.42	2.9%
<b>Total Income</b>	<b>85,984.58</b>	<b>84,260.00</b>	<b>1,724.58</b>	<b>102.0%</b>
<b>Expense</b>				
Accounting & Tax Prep	300.00	600.00	-300.00	50.0%
Camera Maintenance	499.00	450.00	49.00	110.9%
Entrance - Contract Lawncare	5,400.00	5,400.00	0.00	100.0%
Fairway Mowing	1,351.41	1,000.00	351.41	135.1%
Guard Building Electric	421.39	380.00	41.39	110.9%
Guard Building Maint & Repair	85.00	180.00	-95.00	47.2%
Misc Expenses	190.61	180.00	10.61	105.9%
Office Supplies	447.53	450.00	-2.47	99.5%
Phone 843-650-6297	448.34	750.00	-301.66	59.8%
Printing & Postage	292.95	315.00	-22.05	93.0%
Security Vendor	53,621.25	56,250.00	-2,628.75	95.3%
Streetlights	1,329.04	1,500.00	-170.96	88.6%
<b>Total Expense</b>	<b>64,386.52</b>	<b>67,455.00</b>	<b>-3,068.48</b>	<b>95.5%</b>
<b>Net Ordinary Income</b>	<b>21,598.06</b>	<b>16,805.00</b>	<b>4,793.06</b>	<b>128.5%</b>
<b>Net Income</b>	<b>21,598.06</b>	<b>16,805.00</b>	<b>4,793.06</b>	<b>128.5%</b>

2:58 PM

10/03/23

Cash Basis

**ISLAND GREEN GENERAL COUNCIL**  
**Balance Sheet**  
**As of September 30, 2023**

	<u>Sep 30, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	21,753.92
BB&T CHECKING	11,755.62
CD	
<b>Total Checking/Savings</b>	<b>33,509.54</b>
<b>Total Current Assets</b>	<b>33,509.54</b>
<b>TOTAL ASSETS</b>	<b>33,509.54</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
DEPOSIT HARRY ELECTRIC	-250.00
Opening Bal Equity	23,714.77
Retained Earnings	-11,553.29
Net Income	21,598.06
<b>Total Equity</b>	<b>33,509.54</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>33,509.54</b>



# SEPTEMBER SECURITY REPORT

1	10:19	FWV	Issued parking violation
	2:26	FWL	Two people in an SUV who do not live here were taking a "night drive" Told them to leave property
2	8:17	FWV	Noise complaint kids making a lot of noise
	9:00	FWV	Saw vehicle run stop sign at high speed - told him to slow down & stop at signs
	9:29	G.H.	Report of a vehicle in ditch at entrance - HCPD arrived & arrested driver for DUI
	10:41	FWL3	Responded to Resident who wanted to file complaint on two neighbors screaming at each other
	11:33	FWV	Complaint of kids making noise - spoke to parents - kids in bed
3	7:24	FWV	HDFD in - false alarm
	8:59	FWL3	Report of neighbors screaming - heard nothing
4	6:30		EMS leaving property
	6:51	G.H.	Saw two dirt bikes leaving I.G. At 7:08 saw bike being pushed thru tree line by lift station - Male stated he lived here
	12:04	FWL	Observed front door of unit open - lights on & screen locked
5	6:40	OEE	Had conversation with Resident about new Resident riding a go-cart starting 10:30 am
	7:10	FWV	Report of a motorcycle parked by building
6 - 7			Normal Rover Routine - all areas checked - no issues
8	12:50		Observed red tow truck towing a red truck followed by gray truck
	1:09	OEE	HCPD in on alarm - said it was a false alarm - everything checked out okay
	2:44	EAST	HCPD & unmarked van on site - Officer said an elderly passed & they were collecting the deceased
9	2:17	GSPH	EMS & HCPD in - Resident refused medical treatment
10	9:11	OEE	Male called to complain about ATVs riding around at different times - unable to leave message on G.H. Phone
	10:50	FWL	Call from Mother who lives off site of alteration in FWL Upon arrival was told male (her son) was yelling & being aggressive towards Mother & female (owner) He left - HCPD in Mother and female and two children left to go to Mothers house - could not locate him
11 - 12 - 13 - 14			Normal Rover Routine - all areas checked - no issue - issues
15	8:12	GSPH	EMS on site - transported male
	10:09	OEE	Female stopped Rover & told him there was a truck in woods Rover found male loading truck w/fishing poles - told him he could not fish here - was same male from 9-10-23 incident

	12:09	EAST	Issued parking violation
	1:20	I.G.P1	Assisted stranded couple who ran out of gas
16	7:19	OEE	Report of a man with small child doing donuts in from of C.H. On a blue go cart – told him to stay off o main roads & private property
	1:25	IGP1	Checked and closed door on empty house
17	9:00	FWL3	Resident told Rover male who as a problem left female & unit
	9:21	FWV	Report of loud arguing in unit- Upon arrival could hear female yelling – male told her & Rover he was leaving – she wanted Police called – he lefft & 4 HCPD units arrived – she would not answer door
	10:00		Two HCPD pulled up to Rover & told male who was speaking to Rover that a noise complaint came in on him for loud music he turned it down
18	7:24	G.H.	Female stated she made a report of a male walking around w/ no shirt on – today she noticed scratches on her door – Rover told her to file a report with the County
19 – 20 -21 – 22			Normal Rover Routine – all areas checked – no issues
23	10:50	SOUTH	Stopped female who ran a stop sign & sped down the street She said she did not see you'all & continue down road til Rover stopped her – he told her APS is on duty and took her id info & told her to slow down
24	6:46		HCPD in to give Door Dash directions
	10:10		Part of fence along Belmont was broken off & laying down caution tape was put up
	11:06	FWL3	Observed vehicle w/lights on parked by mail boxes – two people inside were talking
25	10:00		Observe white Jeep parked – no one in vehicle or on areass around
	12:44	IGP1	turned off oscillating sprinkle left on
26	8:30	FWV	Realtor came to G. H. to report a squatter Rover went to unit & saw extension cord going upstairs to uni No one was home – locked door -Realtor will get Police & landlord there in morning
27 – 28			Normal Rover Routine – all areas checked – no issues
29	7:18	SOUTH	Ems in transported male
30	12:30	FWV	Checked unit – door will not lock – lock tampered with
	1:56	ISPO	Observed garage door, interior door, back slider open with lights on – Found elderly male – made sure everything was okay



Island Green General Council	2024 Budget *	Budget Variance 2023/2024	2024 Budget *	Variance Budget-23 Projected-23	Projected End of Year 2023	Actual through 8/31/2023	2023 Budget *	2023 Budget *	Budget Variance 2022/2023
Total Income	\$90.00	\$180.00	\$112,500.00	\$1,884.00	\$114,204.00	\$76,136.00	\$96.00	\$112,320.00	(\$6,845.00)

HOA Payment per unit per month

\$7.50

\$8.00

Island Green General Council	2024 Budget ** per unit	Budget Variance 2023/2024	2024 Budget **	Variance Budget-23 Projected-23	Projected End of Year 2023	Actual through 8/31/2023	2023 Budget *	2023 Budget *	Budget Variance 2022/2023
Camera Maintenance	\$0.48	\$0.00	\$600.00	\$0.00	\$600.00	\$499.00	\$0.51	\$600.00	\$0.00
Dues - Greater Bugess	\$0.02	\$0.00	\$25.00	\$0.00	\$25.00		\$0.02	\$25.00	\$0.00
Guard Building Electric	\$0.48	(\$100.00)	\$600.00	(\$32.74)	\$532.74	\$355.16	\$0.43	\$500.00	\$475.00
Guard Building Maint & Repair	\$0.16	\$0.00	\$200.00	\$0.00	\$200.00	\$85.00	\$0.17	\$200.00	\$0.00
HTC / Telephone	\$0.80	\$0.00	\$1,000.00	\$366.06	\$633.95	\$422.63	\$0.85	\$1,000.00	(\$400.00)
Misc Expenses	\$0.32	(\$200.00)	\$400.00	\$0.00	\$200.00	\$190.61	\$0.17	\$200.00	\$0.00
Office Supplies	\$0.64	(\$200.00)	\$800.00	(\$71.30)	\$671.30	\$447.53	\$0.51	\$600.00	(\$200.00)
Security Vendor	\$65.60	(\$7,000.00)	\$82,000.00	\$1,778.75	\$73,221.25	\$47,941.25	\$64.10	\$75,000.00	\$39,919.28
Printing & Postage	\$0.48	(\$180.00)	\$600.00	(\$91.37)	\$511.37	\$213.07	\$0.36	\$420.00	\$580.00
Website Maintenance	\$0.48	\$0.00	\$600.00	\$0.00	\$600.00		\$0.51	\$600.00	\$0.00
Accounting & Taxes	\$0.48	\$0.00	\$600.00	\$300.00	\$300.00	\$300.00	\$0.51	\$600.00	(\$600.00)
Streelights	\$1.60	\$0.00	\$2,000.00	\$231.07	\$1,768.94	\$1,179.29	\$1.71	\$2,000.00	(\$2,000.00)
Entrance - Contract Lawncare	\$5.76	\$0.00	\$7,200.00	\$0.00	\$7,200.00	\$4,800.00	\$6.15	\$7,200.00	(\$7,200.00)
Entrance - Landscaping Projects	\$0.30	\$0.00	\$375.00	\$0.00	\$375.00		\$0.32	\$375.00	(\$375.00)
Fairway Maintenance	\$1.20	(\$500.00)	\$1,500.00	(\$500.00)	\$1,500.00	\$989.89	\$0.85	\$1,000.00	(\$1,000.00)
Insurance - E&O - BOD	\$4.80	\$0.00	\$6,000.00	\$6,000.00			\$5.13	\$6,000.00	(\$6,000.00)
Property Management	\$4.80	\$0.00	\$6,000.00	\$6,000.00			\$5.13	\$6,000.00	(\$6,000.00)
Reserves	\$1.60	\$4,000.00	\$2,000.00	\$6,000.00			\$0.85	\$1,000.00	(\$1,000.00)
Camera Hardware	\$0.00	\$1,000.00		\$1,000.00			\$0.43	\$500.00	(\$500.00)
Stormwater	\$0.00	\$500.00		\$500.00			\$2.14	\$2,500.00	(\$2,500.00)
Attorney / Legal	\$0.00	\$2,500.00		\$2,500.00					
Total Expenses	\$90.00	(\$180.00)	\$112,500.00	\$23,980.47	\$88,339.53	\$57,423.43	\$96.00	\$112,320.00	\$7,199.28

Island Green General Council	2024 Budget *	2024 Budget *	Variance Budget-23 Projected-23	Projected End of Year 2023	Actual through 8/31/2023	2023 Budget *	2023 Budget *
Net Income	\$0.00	\$0.00	\$25,864.47	\$25,864.47	\$18,712.57	\$0.00	\$0.00

\* 2023 Budget Income based on 1170 units - counting 30 homes in Island Green New Development

\* 2023 Budget Income does NOT include Fairwood Lakes 192 units which cost each unit an extra \$13.53/year due to their non-participation

\* September 2023 billing has 1235 units - counting 96 homes in Island Green New Development

\*\* 2024 Budget Income based on 1250 units - counting an estimated 110 homes in Island Green New Development

\*\* 2024 Budget Income does NOT include Fairwood Lakes 192 units which cost each unit an extra \$11.98/year due to their non-participation

Account Balance	Start 2023	End 2023 proj
Checking	\$156.44	\$26,020.91
CD	\$11,775.04	\$12,000.00
Total	\$11,931.48	\$38,020.91