

ISLAND GREEN GENERAL COUNCIL

Agenda for Friday, NOVEMBER 10th, 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

DECEMBER 8th, 2023 at 11:15 am

Our Website: www.islandgreensecurity.com

ISLAND GREEN GENERAL COUNCIL MEETING OCTOBER 13th,2023

Bill called the Meeting to order. We had a quorum o 15 HOA's including our proxies and about 21 interested Residents. He welcomed all the new people.

The Secretary's report from the September Meeting was accepted.

Bob than began the Treasurer's report. He said we are in good shape even though FWL is not back in Security. They had their Meeting and did not have a quorum. Several people said they would speak to FWL Resident after the Meeting. Bob discussed thee Budget and said the majority of HOA's said keep the Security cost per unit at \$8.00. A motion was made to accept the 2024 Budget w\$8.00 Security . Was carried by all Representatives. Bob spoke about the CSA and said we would select a Management Company to run it by January. Nicole LaBree of Sweet Water is our choice.

The Rover will ring a door bell if he sees a garage door open at a late hour. Most of the Residents agreed with this.

A Resident of FWL asked if cameras would be placed in FWL. The audience was told that Security would not longer be patrolling them as the Company said they would have to raise our costs.

Several Residents of Bob Williamson's Island Green Phase brought several problems that they are having. They were told that we are her to oversee Community problems not individual HOAs. They were told to go to Tyler from D.R.Horton and discuss these problems with him.

Front Entrance – is done by volunteers - any one can help- plant, donate plants etc. See Carol

Mowing – Ursula said she has some new volunteers. Chuck of the South is maintaining the mower. She thanked the Board for giving her some money for gas and parts.

Alice is making a video of the Meeting & putting it on the new WebSite which should be up in a month. She is the one making a new Web Site for us.

At this time the Meeting as adjourned . The next Meeting will be on November 10th 2023 at Arms Wide Open Church at 11:15 am

7:30 PM

11/01/23

Cash Basis

ISLAND GREEN GENERAL COUNCIL

Balance Sheet

As of October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
BB&T CHECKING	22,240.42
CD	11,755.62
Total Checking/Savings	33,996.04
Accounts Receivable	
Accounts Receivable	-136.00
Total Accounts Receivable	-136.00
Total Current Assets	33,860.04
TOTAL ASSETS	33,860.04
LIABILITIES & EQUITY	
Equity	
DEPOSIT HARRY ELECTRIC	-250.00
Opening Bal Equity	23,714.77
Retained Earnings	-11,553.29
Net Income	21,948.56
Total Equity	33,860.04
TOTAL LIABILITIES & EQUITY	33,860.04

7:32 PM

11/01/23

Cash Basis

ISLAND GREEN GENERAL COUNCIL

Profit & Loss Budget vs. Actual

January through October 2023

	Jan - Oct 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
HOA PAYMENTS	95,640.00	93,600.00	2,040.00	102.2%
INTEREST INCOME	0.58	20.00	-19.42	2.9%
Total Income	95,640.58	93,620.00	2,020.58	102.2%
Expense				
Accounting & Tax Prep	300.00	600.00	-300.00	50.0%
Camera Maintenance	499.00	500.00	-1.00	99.8%
Entrance - Contract Lawncare	6,000.00	6,000.00	0.00	100.0%
Fairway Mowing	1,351.41	1,000.00	351.41	135.1%
Guard Building Electric	499.91	420.00	79.91	119.0%
Guard Building Maint & Repair	283.18	200.00	83.18	141.6%
Misc Expenses	190.61	200.00	-9.39	95.3%
Office Supplies	533.91	500.00	33.91	106.8%
Phone 843-650-8297	501.21	833.00	-331.79	60.2%
Printing & Postage	292.95	350.00	-57.05	83.7%
Security Vendor	60,621.25	62,500.00	-1,878.75	97.0%
Streetlights	1,479.77	1,666.00	-186.23	88.8%
Website Development	1,138.82			
Total Expense	73,692.02	74,769.00	-1,076.98	98.6%
Net Ordinary Income	21,948.56	18,851.00	3,097.56	116.4%
Net Income	21,948.56	18,851.00	3,097.56	116.4%

OCTOBER SECURITY REPORT

1	8:00	DOG	Resident complaining of neighbor burning pine tree – observed neighbor burning in fire pit
2	8:00	FWV	Call stating another extension cord is running upstairs – Upon arrival Rover found two, removed one & threw it away -door locked - unable to remove second one
	8:10	G.H.	Female asked permission to enter to look for son on bike with other teens
	9:37	FWL	Resident called to say they had no water- gave her GSW&S number
	1:34	FWV	Noticed green extension cord plugged in at ground level Door locked – unplugged cord
3	11:59	FWV	Removed green extension cord
4 - 5			Normal Rover Routine – all areas checked – no issues
6	7:37	G.H.	Two HCPD onsite – unknown reason
	1:25	SOUTH	Issued parking violation
7	10:51	SOUTH	Observed SUV w/ hatch & back door open – no one in vehicle closed hatch and door
8	7:28	SOUTH	Resident reported golf cart diving restless – stopped cart & told 15 year to obey stop signs & speed limits then told him to take cart home and park it
	7:36	SOUTH	EMS & HCFD on site – transported female
	7:54	GH	Male stopped at G.H.wanting to know if Rover was going to pay him a visit tonight – Long line of vehicles began to horn horns he than complaint of harassment & drove off
9	9:00	OEE	Notified by female of a domestic – upon arrival saw 7 HCPD call dropped to Family Dispute by HCPD
10 - 11 - 12			Normal Rover Routine – all areas checked – no issues
13	7:42	G.H.	Rover heard vehicles running over something – large piece of sheet metal – moved it by G.H.
	11:15	OEE	Observed rear door of vehicle open – checked area & closed door – male came out & I told him I was Security - he thought it was teens
14	8:14		HCFD – asked for directions to IGP1 – Vehicle had blown radiator
	10:52	TTS	Observed vehicle w/bed light on & drink on tailgate Male came out & said he was grabbing a few items before he left
	12:15	FWV	Observed Toyota w/ no headlights on -told them they could see better with lights on
15	7:35	G.H.	Found tire & mounting bracket that fell off vehicle – put it in front of G.H.

16	9:45	GSPO	Observed mailbox laying on lawn
	10:45	FWV	Noise complaint – asked male to turn it down - he complied
	12:40	FWL3	Observed vehicle with lights on – no one was in the vehicle & lights were on in a unit
17 – 18 - 19			Normal Rover Routine – all areas checked -no issues
20	2:00	FWV	Noise complaint
21			Normal Rover Routine – all areas checked – no issues
22	7:14	G.H.	Two Residents made complaint of another Resident harassing them last – want a copy of camera footage – gave phone number to Rover to give to Camera man
23	8:00	IGP1	HCPD (3) in on welfare check requested by Doctor who heard him say he was going to hurt himself – Officers spoke to him and left after a long conversation with him
24 - 25			Normal Rover Routine – all areas checked – no issues
26	6:52	G.H.	Male resident made rude comments to Guard
	9:01		Female stopped Rover to report someone stole her license plate & left nasty note under windshield – she wanted footage from cameras – Rover told her to report incident to HCPD & leave contact info w/him for getting the footage – she than wanted Rover to post by her unit in FWL Rover stated they do not provide service to FWL as they are not part of Security She drove off
	11:23	TT3	Noise complaint – asked Residents to keep loud voices down
	1:27	SOUTH	Issued parking violation
27	11:05	IGP1	Noise complaint – vehicle with 3 people were playing radio loud – asked to turn it sown
28	9:28	SOUTH	EMS in – transported male
29	9:57	FWV	Noise complaint -kids playing out side – When Rover spoke to parents all four went into unit
	1:42	GSPH	Observed mailbox was knocked down
30 – 31			Normal Rover Routine – all areas checked – no issues

October 25, 2023

Thank you for your continued support of the Island Green General Council (IGGC) and the services provided through the Community Services Association (CSA). Please find enclosed the approved 2024 budget for the Island Green Community Services Association (CSA).

The BOD decided to postpone the hiring of a management company for 2023 to save \$6,000 for the community due to low balance in the operating account (\$156.44 -EOY 2022) caused by the unilateral decision of the HOA president of Fairwood Lakes deciding to discontinue their participation in the CSA without notice. Unfortunately, the Island Green CSA was unable to obtain liability insurance for the directors at a reasonable price. A property management company will be hired and liability insurance will be obtained for 2024.

The Island Green CSA was able to apply \$10,000 in 2023 to start a reserve account for the expenses our community will be facing in the near future. These future expenditures include upgrading of the security camera system, potential legal expenses and a fund for future road & stormwater maintenance. To simplify the 2024 budget, the Island Green CSA is combining Camera Hardware, Stormwater & Legal/Attorney into one "Reserve" category moving forward.

The Island Green CSA will be able to maintain services and expenses by reducing the monthly contribution to \$7.50 per unit per month. However, the feedback from community leaders is to maintain the current level of \$8.00 per unit per month to be able to budget \$9,500 for reserves in 2024.

Please share this information with all residents in Island Green. Please do not hesitate to contact one of the representatives serving on the Island Green CSA Board of Directors with any questions.

The Board of Directors for the Island Green Community Services Association

Bill Paul, Chairman: IGCSAchairman@gmail.com

Mary Patten, Vice Chairman: IGCSAviceChairman@gmail.com

Beth Weiss, Secretary: IGCSAsecretary@gmail.com

Bob Zeller, Treasurer: IGCSAtreasurer@gmail.com

Carol Majocha, Member-at-Large: IGCSAboardmember01@gmail.com

www.IslandGreenCSA.com

Island Green Security 843-650-6297

Daily Patrol from 7PM to 3AM

Please leave a message outside of Patrol Hours & security personnel will follow up.

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 * per unit	2023 Budget *	Budget Variance 2022/2023
Total Income	\$96.00	\$7,680.00	\$120,000.00	\$1,884.00	\$114,204.00	\$76,136.00	\$96.00	\$112,320.00	(\$6,845.00)

HOA Payment per unit per month

\$8.00

\$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 * per unit	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 Burgess	\$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)	\$600.00	(\$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)
Streightlights	\$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	\$7.60	\$500.00	\$9,500.00	\$6,000.00			\$5.13	\$6,000.00	(\$6,000.00)
Camera Hardware		combined into Reserves for 2024 Budget		\$1,000.00			\$0.85	\$1,000.00	(\$1,000.00)
Stormwater				\$500.00			\$0.43	\$500.00	(\$500.00)
Attorney / Legal				\$2,500.00			\$2.14	\$2,500.00	(\$2,500.00)
Total Expenses	\$96.00	(\$7,680.00)	\$120,000.00	\$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