

## Island West Newsletter August 2020

### FINANCIAL:

	Jul-20	
<b>Total Bank</b>		<b>\$ 771,906</b>
<b>Total Reserves</b>		
Hargray Alliance MM	\$ 21,851	
Title Transfer Westen Alliance Savings (BC)	\$ 73,707	
<b>Road Reserve Alliance MM</b>	\$ 155,165	
<b>Replacement Reserve Palm House Alliance MM</b>	\$ 36,641	
<b>Road Reserve CD Pinnacle</b>	\$ 260,213	
<b>Replacement Reserves Western Alliance Savings (BC)</b>	\$ 48,819	
<b>Disaster Relief Western Alliance Savings (BC)</b>	\$ 40,017	
<b>Total Reserves</b>		<b>\$ 540,855</b>
<b>Total Reserves Including Hargray and TT</b>		<b>\$ 636,413</b>

- The year-end forecast for Operating expenses is \$17,000 over budget. This is due primarily to the projected increase in legal fees and increased security costs.
- The year-end forecast for Total Expenses including Reserve contributions is estimated to be \$9,000 over budget. The \$11,000 per year contribution to the Disaster Relief Reserve was eliminated at the beginning of the year.
- Our financial position will continue to be reviewed monthly, and if necessary, contributions to the Reserve Accounts will be adjusted accordingly.

### Golf Course:

The original letter signed by John Brown states that the course will be maintained so that it can be brought back to playable conditions in a short period of time.

Jim Cuff recently spoke to both John and Todd Brown in separate phone conversations. They both stated that their turn around time to get the course ready to play is about 2 weeks.

Todd stated that the rough mower is broken and because the course is "officially Shut Down" his position was that he saw no need to put a rush on the parts needed to repair it. The mower should be operational within a couple of weeks. The irrigation system is being used as needed as we requested and repaired as things break. The back-flow valve was fixed last week and the lagoon at 18 quickly refilled.

Todd expressed concerns regarding recent vandalisms at night. He also has observed people using the course walking, riding bikes and some even playing golf while it is still private property and not to be used for such purposes without approval which has not been granted.

The golf course will be maintained by cutting and watering under the conditions of a closed course not being played. When and if the course needs to be playable, then it will require about 2 weeks of extensive work.

Based on this conversation, the Board agrees that the course is being maintained with the minimum costs necessary to keep it in a condition that could be made playable with 2-3 week turn-around time.

We as homeowners must remember this is a "CLOSED COURSE" not a playable course. Treat it like an open space of private property that is being watered and mowed to meadow like conditions.

### **Social Committee:**

Briana Isaac is giving up her role as Social Committee Chair. The Board thanks her for all the effort and enthusiasm she put forth leading the Social Committee to a new level of involvement and entertainment for the residents of Island West. Her leadership of this committee will be greatly missed. We also recognize and thank her for all the efforts she has and continues to dedicate to our efforts to defeat the proposed rezoning of the Island West Golf Course issue.

### **Rose Hill Golf Course:**

Andy Stephens called Jim Cuff on August 13th to explain what happened at Rose Hill.

Andy runs the golf course for Rose Hill on a five-year lease. He is in his third year. He pays \$1 per year to their HOA. Starting in year three [this year] he will start sharing the profits from the Pro shop with the HOA. When he signed this contract, he broke out the course and pro shop into two companies for this purpose down the road. Beaufort County did not get the correct flow of these companies. When the agent reported him, he did it against the golf course company not the pro shop. Andy said he gave himself in to the County yesterday and went before the judge with all his paperwork on both companies. The judge dismissed the case in his favor.

### **Rezoning:**

To date, Pratt Reed has not submitted an application to Beaufort County for the Rezoning of the Island West Golf Course. We will continue to work with County officials to be made aware of any activity and will alert the community as soon as anything is submitted.

The President of the Pinecrest, POA replied to our efforts to gain community support to defeat the rezoning proposal for the Island West Golf Course. He stated that an eblast was sent out to Pinecrest homeowners containing our opposition letter and that a lot of people in the community sent letters of support to the County. Also, the Pinecrest Board members each sent letters.

The Rose Hill Board has sent a letter expressing the Board's unified opposition to the rezoning of the Island West Golf Course. Jim Cuff is also working with the Rose Hill Public Affairs Committee as part of their effort to reach out to surrounding communities along the 278/Bluffton Parkway Corridor to pursue interest in forming a larger group in order to increase our influence regarding the issues that affect all of us.

The Crescent responded that they will support us if public hearings are scheduled.

### **Other Activities:**

- The application of sealant to our streets will be completed this week. Thanks to everyone for their patience and cooperation during this process.
- Pruning of all palm trees adjacent to common areas and at the Palm House and Pool is scheduled for this week.
- New sod has been approved for the area on the east side of the pool. River rock has also been approved for the pool entrance area.
- Mowing, trimming, and weeding of the side gate road from the cart path to the sharp curve has been approved. This will now be done once per quarter.
- We are pursuing another quote to bush hog directly behind the landscaping on the north side of the side gate road from Island West Drive to the golf cart path.
- We have looked at the ditch on the east side of Island West Drive from 126 Island West Drive to the power line with a contractor for potential dredging. We are awaiting a quote.
- The openings of the culverts on Sapelo Island Drive have been cleared. One culvert turned into four.
- We will be preparing a request for quotes to trim and prune trees and bushes in all common areas along all streets. This project will be completed this fall.
- Homeowners have the right to trim trees that overhang their property from the common areas
- Please refrain from placing landscape waste in the lagoons and Common Areas.