

SIP HOA ANNUAL MEETING  
MAY 3, 2021  
TILLERY TRADITION COUNTRY CLUB

- MEETING CALLED TO ORDER BY PRESIDENT BARNEY EARLE
- ROLL CALLED BY ROXANE ALLEN WITH TILLERY MANAGEMENT
- APPROVAL OF THE MINUTES FOR LAST YEAR'S MEETING WILL BE APPROVED BY EMAIL VOTE
- 2020 FINANCIAL RESULTS & 2021 BUDGET REVIEWED. INCREASE IN LANDSCAPING DUE TO ADDITION OF PINE NEEDLES, BUSH HOG OF RIGHT OF WAY & SPRAYING OF TRAILER LOT.
- 10% INCREASE IN DUES LESS BUDGETED EXPENSES LEAVES A SURPLUS OF \$14,928
- FINAL OPERATING INCREASE AND CAPITAL CONTRIBUTIONS WILL BE ADDED TO THE RESERVE FUND TO REDUCE OR ELIMINATE THE NEED FOR FUTURE ASSESSMENTS
- STEVE HELMS REVIEWED ARB ACTIVITY. ONLY 1 NEW CONSTRUCTION AND 4 CHANGES WERE SUBMITTED & ALL WERE APPROVED WITH NO COMPLICATIONS.
- BARNEY REVIEWED 2020 & 2021:
  - ROAD PAVING WAS COMPLETED & PAID FROM ASSESSMENT AND CAPITAL RESERVE FUND
  - JTR TO MAKE ROAD REPAIRS UNDER WARRANTY IN THE NEAR FUTURE
  - LANDSCAPE CONTRACT WAS RE-BID. LOW BIDDER MET WITH BOARD TO REVIEW SCOPE OF CONTRACT & SUBSEQUENTLY WITHDREW BID. BOARD VOTED TO REMAIN WITH GREENTHUMB AT INCREASED AMOUNT AS NOTED ABOVE.
  - TRAILER LOT EXPANSION & CLEANUP IS ONGOING. BOARD HAS EXPRESSED CONCERN THAT SHOULD ALL 85 LOTS REQUIRE A SPACE, THERE COULD BE A PROBLEM WITH THAT.
  - A PREVIOUSLY APPROVED AGREEMENT WITH JORDAN TIMBERLANDS (OWNER OF THE PROPERTY BETWEEN SWIFT ISLAND PLANTATION & TILLERY TRADITION) WAS DISCUSSED. PER THE AGREEMENT, THEY ARE ABLE TO DEVELOP WATERFRONT LOTS AND HAVE ACCESS FROM SWIFT ISLAND. ONE HOME HAS ALREADY BEEN COMPLETED UNDER THAT AGREEMENT. PER THE AGREEMENT, THOSE HOMES (ESTIMATED TO BE 8-10) WILL BECOME MEMBERS OF THE HOA, PAY DUES, CONFORM TO CCR'S AND BE SUBJECT TO ARB REVIEW.
- POTENTIAL DAMAGE TO ROADS BY CONTRACTORS WAS DISCUSSED. HOMES BEING BUILT MUST SUBMIT A \$2,500 DEPOSIT WHICH WOULD BE USED TO COVER AND DAMAGE CAUSED DURING THE CONSTRUCTION. HOMEOWNERS WERE URGED TO TAKE NOTE OF ANY CONTRACTORS PARKING ON OR DAMAGING ROADS & REPORT TO TILLERY MANAGEMENT. A QUESTION RAISED REGARDING THE DEVELOPMENT OF THE JORDAN LAND WITH NO HOMEOWNER YET RESPONSIBLE WAS TABLED AND WILL BE ADDRESSED BY THE NEW BOARD.
- BARNEY CLOSED THE MEETING WITH SPECIAL THANKS TO:
  - THOSE WHO HELPED WITH PLACING RIP RAP ALONG THE CORNERS OF ROAD INTERSECTIONS
  - DAN HAMRICK FOR HIS ENGINEERING EXPERTISE & STEVE HELMS IN ADDRESSING THE ROAD PAVING PROCESS
  - STEVE RICHARDSON FOR HIS VOLUNTEER HELP IN CUTTING GRASS NOT COVERED BY GREENTHUMB
  - DEBORAH POOLE FOR HER RELAYING OF UPDATES ON HOY LANNING'S STATUS
- MEETING ADJOURNED.