

Board Meeting Report

Infrastructure

February 15, 2018

- **Financials**

- Budgeted expenses YTD through January \$16,121 with actual expenses of \$11,905 or \$4,216 under budget. The variance is due to no billing against Tree Trimming and Sprinkler repairs expense lines.

- **Curb Cleaning**

- The cleaning has begun and they are currently on Waterford Dr working to oak Forrest.

- **Buildings and Structures**

- The painting contractor was contacted and an appointment will be made to have the courts reviewed for striping for pickle ball
- There was a break in the shower line at the pool and it ran for a couple of days until BJWSA could locate the shut off. Repairs and upgrades were made in February.
- In the Spring BJWSA will be out to mark all lines and valves and with the help of the golf course and Brightview identify where our lines intersect or merge into one
- Work is planned for the Pool Pavilion this spring before opening. To include painting and some minor cosmetic repairs

- **Lagoons**

- No change in the activity and even with the significant rain fall they remain extremely low.

- **Roadways**

- The raised curb and asphalt on the back road was getting worse, one of the three trees was removed by the Golf Course, and however, the other three trees and the stump remain. During Feb the three were removed and all were stumped. The curb is intact and there is approximately 280 sq. ft. of road to be repaired. Estimates will be collected.
- There are three (3) storm drain covers that needed addressing. Complete.
- I will be meeting with the Golf Course this week regarding the sign at Victory Point. The course will be stabilizing the road from hole 13 to the road way and the area around the sign needs to be redone
- The entrance to Heritage Bay needs attention. Over grown shrubs block the driver's view of the cart path crossing and there is insufficient planting for the area following the winter freeze. A plan and estimates will be done in time for the March Board meeting.
- Curbing and the condition of the road way will be evaluated after the curb cleaning is accomplished. Report to the Board to follow.

- **Tree Service**

- All the tree issues along Crescent Dr have been attended to. With the work that was done on the five circles a number of diseased or distressed trees were located. They have been removed with the stumps.

- **Sprinklers**

- All zones will be checked prior to the spring season.

- **Exercise Room Pool Pavilion and Pool**

- The exercise equipment (Treadmills) were replaced. However residents approached me regarding the install of a stationary bike.

- **Lighting and Timers**

- All functioning as planned.

- The lighting for the bulletin board will be corrected. New lines to be run to the sign.
- The old lights in the front will be replaced with LEDs

- **Bright View**

- The winter rye was coming up until the snow and cold attacked it.
- The pine straw was placed after the planting though out the Crescent. There are however some areas that needed some additional attention and this was completed.
- A total of 147 plants were lost to the freeze they will be replaced weather permitting at a cost of \$326.
- The five circles and the entrance one are 90% complete

Safety and Security Report for the **February 15, 2018 Board Meeting**

Animal Control (Specifically dogs running free off leash and off their own property) has been an issue since the first of the year. If anyone has any additional complaints two things should be done:

First, contact Animal Control of Beaufort County and report the incident, it is against County Ordinances to be off leash and not under an owners control. Secondly call the Guard House and file an Incident report.

We have had another incident where someone has discharged a weapon in the Crescent. There is absolutely NO hunting or target practice allowed in the Crescent. This will be met with a strongly worded letter and a fine. BCSO was also called to investigate.

We have had additional incidents of Drone flying. Drone flying is not allowed in the Crescent or on the Golf course. There is a Beaufort County requirement to have Drone operators certified by the FAA before any flying is done.

It is the opinion of this committee that the issues surrounding Renters continues and definitely needs to be addressed by the Board.

Financially, Safety and Security remains below Budget through the date of this report with no changes anticipated for the upcoming months.

Safety and Security Report for the **3/15/2018 POA Board Meeting**

FINANCIALS: The financial report through 2/28/2018 for Safety and Security is not reported accurately in the Income/Expense Statement or most of the GLA's. Let me correct them so you have a good picture of where Safety and Security stands as of today. GLA #71100-001 is correct as it reads. GLA #'s 61500-001 and 71150-001 are incorrect. After long discussions with ASM accounting I can safely report that our Budget to date was \$43,000 and our Expenses were \$38,426.36, leaving us a little more than \$ \$4,500 below budget. The variance is due to a couple of invoices that were not recorded and no invoices recorded after 2/15/2018 on GLA #71150-001. With all that taken into consideration we will still be approx. \$2,500 below budget for the period.

GATES: Since the Front gates are only a little over 4 years old, their operational efficiency remains high. The back gate and its operation is another condition. They are over 10 years old now and the Kiosk is even older than that. The gates have been continually failing especially since the past summer's electrical storms and this winter's storms with heavy snow and ice. The alarm on the back gates is ineffective and nothing but annoying for the owner on each side of the back gate. The Kiosk has been under constant repair and it is more than difficult for owners especially to contact the front gate for assistance. The location of the original reader is on a curve and has been problematic for a decade. The Golf maintenance vehicle are having a hard time getting through the back gate in either direction and often accidentally hit the arms. Attached you will see a quote for correcting the situation. The first item on the quote is already in my Budget for this year, so what I am asking is that we pass a supplemental from Life Cycle to cover the \$17,000 for the last two items (see attached)..

SAFETY ISSUES (ESPECIALLY CONCERNING RENTERS): In the past month we have had a rash of incidents (Discharging of a weapon inside the Crescent, Flying a drone without permission and without FAA certification, causing a fire inside a residence, hitting a neighbors mailbox and causing damage, excessive vehicles and neighborhood traffic problems and last but not least Pet issues). Almost all of these have occurred from renters and we need to address the problem once and for all. I have two other issues to discuss in executive session.

GUARDS AND GUARDHOUSE: Effective today we have an Audio over Video for conversations that people have with the Guards so we can hopefully end "he said, she said".



March 1, 2018

The Crescent
Hwy 278
Bluffton, SC 29910

Re: ABDI Access Control Panels

Dear William,

Thank you for the time and interest you have shown in considering Custom Security Specialists for your security needs. As an independent alarm services provider, we have the flexibility meet all your security needs. Our years of experience in the Hilton Head market make us your BEST choice. Our goal is to provide you with the highest quality equipment and workmanship at a fair.

ABDI ACCESS CONTROL PANELS

- 1- Front gate continental super two panel
- 1- Rear gate continental super two panel
- 1- Pool gate continental Accelterm-8 panel
- 3- Low voltage surge protectors

Note- Network by owner. ABDI is responsible for programming and the database.

INSTALLED PURCHASE PRICE.....\$9,356.00

Rear Gate IP Intercom

This is an intercom that we have not installed previously. Hopefully, we will have it installed in Indigo Run so that we have some experience with it. It is fairly simple.

- 1- Master monitor station at the main gate
 - 1- Substation at the rear gate kiosk.
- Parts Purchase.....\$2,986.00
Labor is estimated between 7-8 hours at \$95.00 per hour.

Rear Gate Modifications

- 2- 680H Operators to update the rear gate
- 2- Operator light kits
- 2- 16' Barrier arms with light kits
- 2- BUPS backup power supplies
- 3 -DSP15 Loop detectors
- 1- Move post and splice box 20ft forward
- 1- Remove alarm siren
- 1- Add post and conduit 15 ft
- 1- Push to exit button for exit side

Note: This agreement for installation is subject to a new lease service agreement.

Lease Installation.....	\$12,986.00
Lease Monthly additional.....	\$10.00 per month

Yours for better security,

Bob All



Architectural Control Committee Report February 2018

ITEM	Notes
<p>New Home Construction</p> <p>17 Reston Place – Construction 85% completed</p> <p>51 Victory Point Dr . Construction 75% completed</p> <p>55 Victory Point Dr construction 75% completed</p> <p>1 Meridian Point circle house plans approved waiting on Beaufort Co permit</p> <p>49 Victory Point Dr Final plans back from Dan Ogden 02/12/18</p> <p>2 Meridian point Dr Concept submitted 02/13/18 for ACC review</p> <p>21 Carrington Point Dr Concept plans submitted 02/13/18 for ACC review</p>	
No new rental agreements at this time for board review	
Foss foreclosure still in progress	
Crescent home Stucco color chart developed for matching paint codes	
Tree removal required at the rear gate causing severe roadway cracking	
Continued issues and problems with Rental tenets at 148 Oak forest	

Georgene Mongarella

From: valhalla@hargray.com
Sent: Wednesday, February 14, 2018 10:02 AM
To: 'BILL CAPSHAW'; fsaracino@hargray.com; Georgene Mongarella; 'HERB BROWN'; 'JOHN NASTOFF'; 'MARYBETH SCHNURR'; 'MELISSA CARDER'; RAY SABATINO
Subject: SOCIAL REPORT

SOCIAL REPORT FEBRUARY 2018

1. There was a planning meeting in January and half of the year's activities have been planned.
2. I have requested half of Social budget in order to book various events
3. Hampton Hall has been booked for the Crescent Holiday Party-----December 8,2018
4. Comedy/Magic Event Feb. 8th sold out 80 people attended
5. International Wine/Food Tasting set for Saturday March 3
6. BINGO tentatively set up for late March