

**Porcher's Preserve
Homeowners Association
2021 ANNUAL MEETING
May 16, 2021 | 6:00 p.m. | Via Zoom**



Unmute



Stop Video



Invite



3

Manage Participants



Polling



Share Screen



Chat



Reactions



More

End Meeting

Agenda

- I. Call to Order
- II. Proof of Quorum
- III. Notice of the meeting
- IV. Introduction- Board of Directors
- V. Review of 2019 & 2020 Old Business/Year-End Financial Report
 - I. Review of 2020 Year-end Financial Report
 - II. Capital Project Completion/Updates
- VI. New Business
 - I. 2021 Operating Budget
 - II. 2021 Board of Directors Goals & Updates
- VII. Board of Elections
 - I. Nominations for Board of Directors
 - II. Election of Board members
- VIII. Q & A (limit to 2 minutes/person)
- IX. Adjournment

Introductions: Board & Architectural Review Authority Members

- President- Jennifer Masse
- Vice President- Luis Ferioli
- Treasurer- Marc Howard
- Secretary- Bob Harman
- At-large member/Architectural Chair- Kathy Horton
- ❖ Logan Pepchinski
- ❖ Larry Jan Inguagiato

Introductions: RD Neal Property Management

- RDN Community Manager – Trey King
- Community Assistant Managers – Sam Butler & Tyler Dupee

Verification of Quorum

What is Quorum?

According to your By-Laws Section 4.5: “The presence at a meeting, whether in person or by proxy, of Members entitled to cast ten percent (10%) of the total votes of the Members of the Association shall constitute quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws.”

Community Management Report

- RD Neal Property Management Communication
- 2019/2020 Accomplishments
- 2020 Financial Overview
- 2021 Budget Review

Community Management Report

Communication with Membership:

- Email, USPS

Management Contacts:

- Main Office Line | 843-352-9922
- Community Manager | trey@rdnmanagement.com



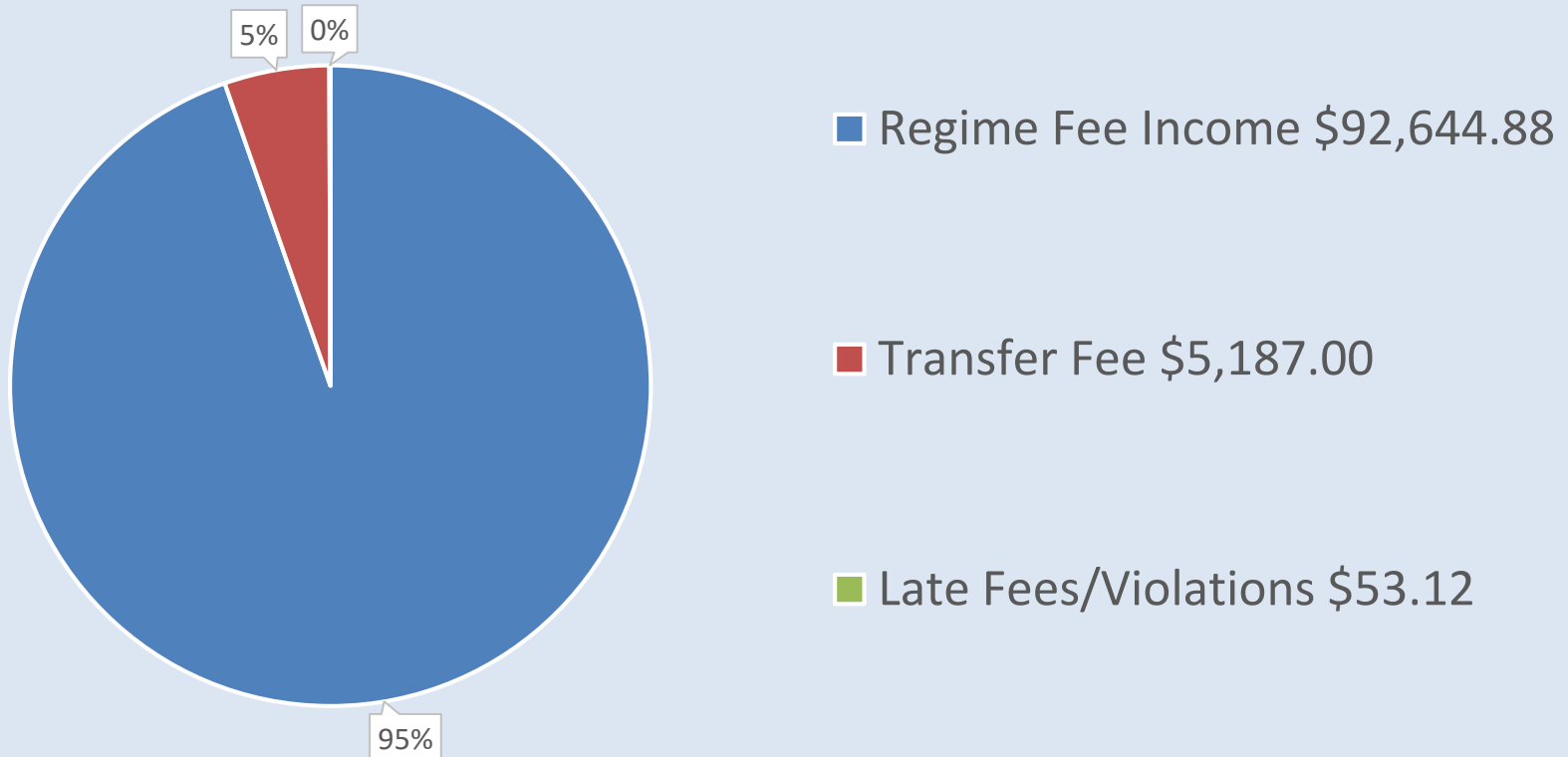
Community Management Report

2019 & 2020 Accomplishments

- Transfers- 3 (2019); 2 (2020) new residents
- Awarded new vendor contracts:
 - The Greenery (July 2019)
 - US Aquatics (August 2020)
- Re-sod mail kiosk area; began in Fall of 2019 & final completion in October 2020
- Addressed flooding/drainage issues (behind playground area), with the installation of a new drainage piping.
- Salt water cell/bioshield- replaced in March 2020; capital expenditure estimated every 3 years.
- COVID-19 related updates per SCDHEC & County/Town of Mount Pleasant guidelines
- Signage- repainted entrance signs
 - Bob Harman & Luis Ferioli repainted the pillars and framing (March 2021)
- Monthly Financials Reconciliations.
- Filed Association Taxes.

2020 Financial Overview

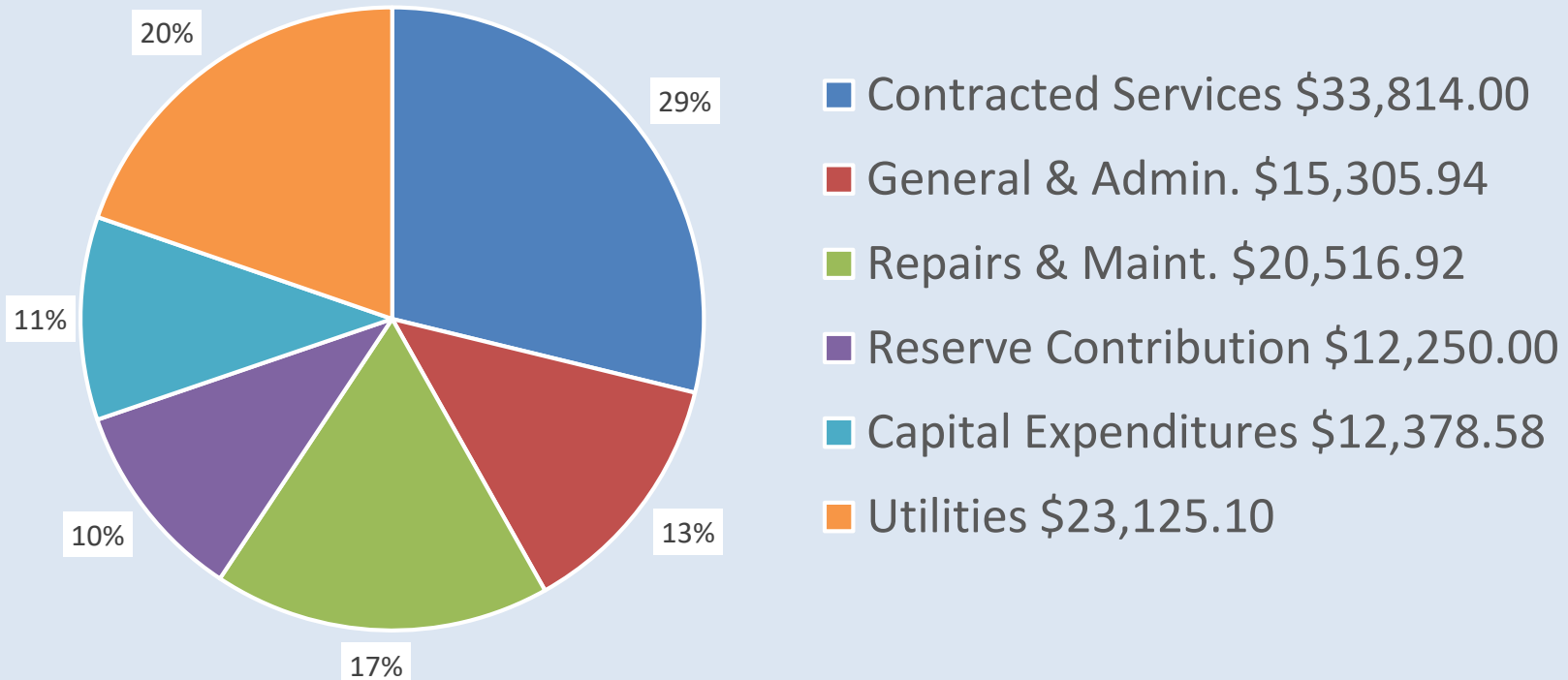
Income as of December 31, 2020



Total Income \$97,885.00

2020 Financial Overview

Expenses as of December 31, 2020



Total Expenses \$117,390.54

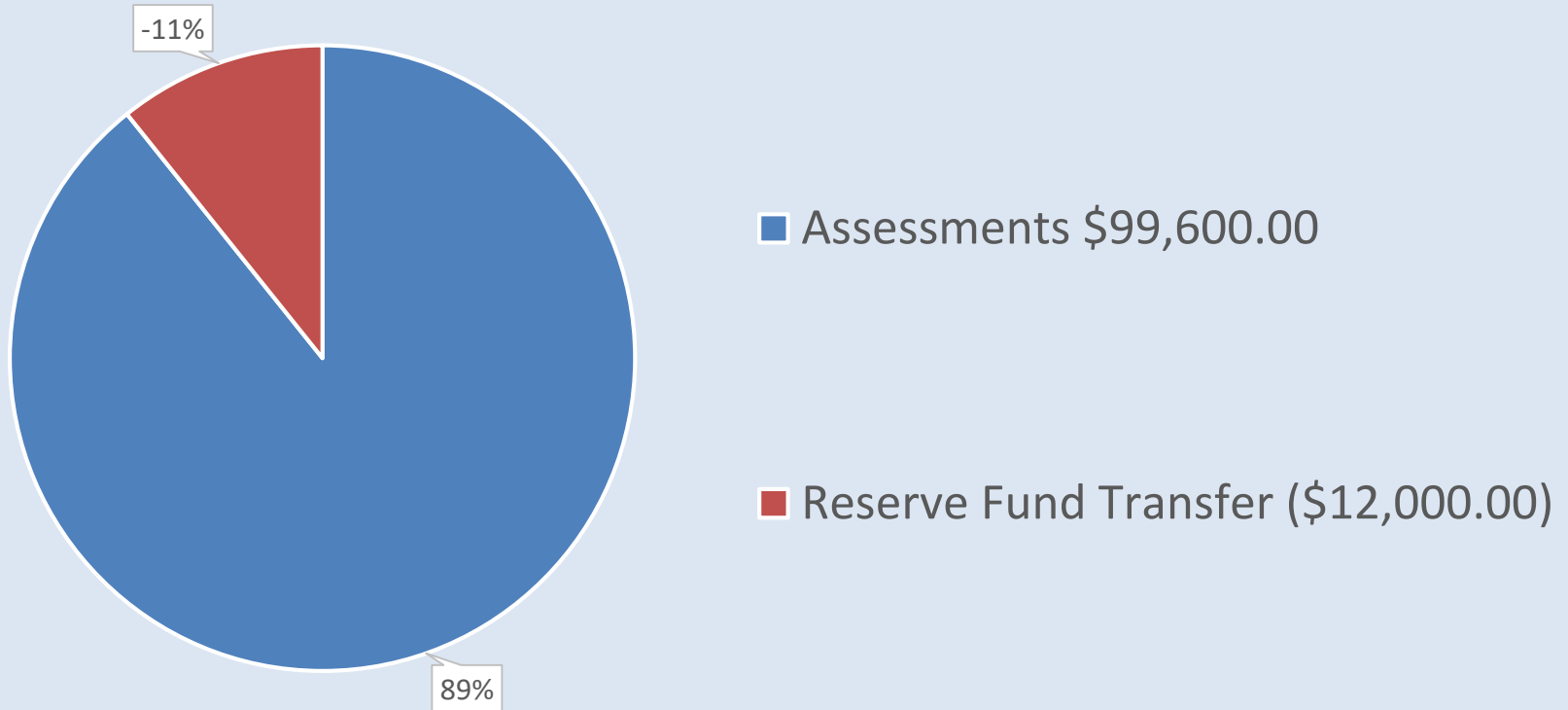
2020 Financial Overview

➤ Through December 31, 2020 (unaudited)

Operating Funds:	\$25,019.64
Reserve Funds (Capital):	<u>\$65,423.29</u>
Total Assets:	\$90,442.93

2021 Budget Review

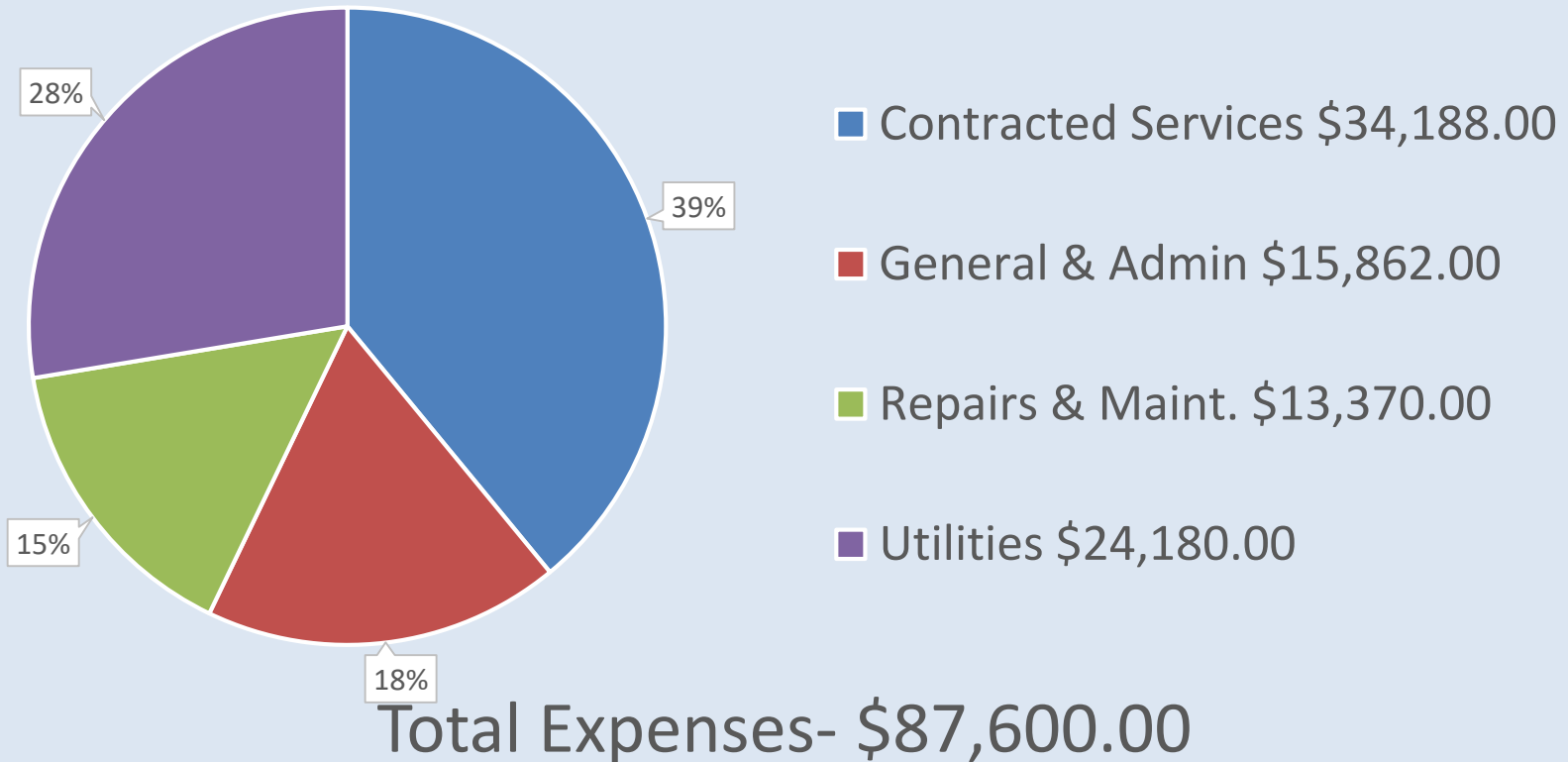
2021 Budget - Income



Total Income - \$87,600.00

2021 Budget Review

2021 Budget - Expenses



2021 Board of Director Goals & Report

- Pool Opening- Thursday, April 1st!
- Community “Beautification Day”- Saturday, April 17
- Board of Directors Report & Overview
 - ☐ Rules & Regulations Enforcement (yard maintenance & parking)
- Porcher’s Preserve Homeowners Association Website
 - ✓ Link as follows- [The Porcher's Preserve Community Website](#)

Board of Elections

- Nominations & Introductions for Board of Directors
 - Patti Risley
 - Scott Schmitz
 - David Selewski
- Election of Board of Directors

HOMEOWNER



Unmute Stop Video Invite Manage Participants Polling Share Screen Chat Reactions More End Meeting

A person wearing a white lab coat is holding a blue pen over a spiral notebook. The image is overlaid with a semi-transparent blue filter. The text is centered and reads:

ADJOURN
THANK YOU
FOR
ATTENDING