

**Agenda**  
Brick House Trust Board Meeting  
February 2, 2019

**Minutes of the Last Board Meeting**

**Hunting Lease - Roger Burris**

**Old/New Business**

- Memorial Gardens
- Farm & Hunting
  - Lease
- Brick House Stabilization
  - 501(c)3
  - Fundraising
- Future Meeting Dates
  - Annual Meeting – April 6, 2019
  - Family Picnic
  - Edisto Museum Tour – October 26, 2019
- Trust 20 Year Countdown
  - Standalone Meeting TBD

**Maintenance Report**

- Road
- Saltwater intrusion Gate

**Treasurer's Report**

- Bank Account Balance
- Unpaid Taxes
- Recourse for unpaid taxes

## **BH Trust Board - February 2, 2019 Jeannean Jenkins & Lee Frank's, Brick House, Edisto**

Present at meeting: Jeannean Jenkins, Helen Hutson, Lacey Hein, Katherine Montgomery, Andrew Hein, Roger Burris (guest), Tommy Hutson, Evan Jenkins, John Jenkins, Laddie Smith, Jr., Ann Jenkins, Scott Whitsett, Robert Harrell, Rutledge Young, Lee Frank, Leslie Lane - by phone

Meeting called to meeting at 10:59 AM

Katherine introduced Roger Burris who made a presentation to lease the Big Field. He proposed a two year lease paid in advance in the amount of \$6000 with an additional Damage Escrow amount of \$3000. He will invest an additional \$3000 into the field road and said that leaving the property in current its condition was preferable. If his proposal is approved he will begin cleaning and maintenance of leased area by bush hogging, ditch cleaning, field fertilization. He will have Clemson Ext. test our soil so that he can help bring it back to good condition. He also proposed to install a 4 to 6 inch well at his cost. He has two tractors to help maintain the property. He plans to plant sunflowers, corn, millet, rye and maybe rice for bird hunting - dove, duck, and quail only. He will bring in quail to be released throughout the season. He will provide a one-million-dollar Hunting Insurance policy with Brick House Trust as additional insured and would like to renew the lease annually.

Roger will not be running a hunting club or accepting paid memberships for hunting. It will be for his family, friends and invited guests only. He also said that the Fisks' will be invited to hunt as well as members of our family. He will stay in communication via email us to let us know when he is farming, hunting and working etc. Jenkins Montgomery is to be the contact with Roger and for all hunting concerns and questions.

After questions concerning planting areas and other were answered Mr. Burris left.

The board discussed the merits of the proposal. The issues with the current lease were also discussed. A letter will be written to Chad Fisk informing him of the board's decision. Subject to Rutledge's approval, of the language in the lease, **A motion was made by Jeannean Jenkins and seconded by Ann S. Jenkins to accept Rogers lease proposal. The motion was amended motion to allow Jeannean signing authority. The motion was approved with all in favor. No one opposed or abstained.**

Jeannean gave a Treasurers report. We have a balance of \$28,860. See handouts.

The problem of collection of taxes from family was discussed. We did not collect enough from the family to cover the tax bill. Only \$8000 of the \$29000 tax bill was collected by the time the taxes were due. Had we not had reserve funds available we would not have been able to pay our tax bill. That would have cost us an additional \$1000 in penalties from the county. We are not notifying people early enough and giving people enough time to pay taxes. Not everyone paid late fees. There was much discussion concerning taxes, schedules and payments.

We are still working in the problem of delinquent taxes and will use process servers to notify those who are more than one year in arrears. Certified letters may be used for some who are currently behind. A committee will be formed to address these issues and Evans, Jeannean, and Katherine will look into some proposals for solutions.

The condition and flooding of the main road was discussed. Nothing can be done because it is too wet. There has been \$2800 in maintenance fees collected this year. The maintenance crew will advise and suggestions and plans for solutions.

An update on the flood gates valves was presented by John Jenkins - see attachments 2 flyers. The valves must be ordered and then built. The cost is \$2537 each that's \$5074 for two valves plus shipping. There may also be

additional costs to complete the project. We have done some due diligence by checking into what John has proposed for comparison. What John has found seems to be the best option for us.

**A motion was made to authorize John Jenkins funds up to \$6250 to proceed with the project by Rutledge Young and seconded by Leslie Lane. Motion was approved with all in favor. No one opposed or abstained.**

A report on the status of the Stabilization was given by Rutledge Young. The 501c3 held 2 meetings in 2018. The board is still comprised of the same individuals, Rutledge Young, President, Simons Young, Secretary and Randell Stoney, Mr. Woodard from historic Charleston Foundation and Patrick Butler, from the Edisto island Historic Preservation. We began in 2012 and have raised in round numbers about \$65000 and spent around \$45000 that leaves a balance of roughly +/- \$20000. There were no requests for financial contributions from the family in 2018. All income in 2018 was from memorial donations and the 2018 Oyster Roast Fundraiser which was very successful. The structural work continues and repointing of the fireplaces has begun which is to keep them from falling. They will attempt to replace the top of the windows that have fallen if possible. The plywood in the windows will be removed. An endowment was suggested by Deke Montgomery and Rutledge thought this was a good suggestion. We will still need another \$15000 to complete this phase of the project.

Another Oyster Roast is planned for March 2, 2019 and Deke Montgomery is the organizer. Last year over \$8000 was raised.

The survey of the family resulted in the area around the ruins for the Memorial Garden. A draft of guidelines for a Memorial Garden was handed out.

Concerns about Cemetery statute for SC, possible historic landmark restrictions, State of SC laws on burial were expressed.

Laddie and Sherrie Smith have volunteered for this committee as has Jeannean Jenkins. The idea of Memorial Bricks was discussed. These can be purchased as a memorial to ancestors and family members. The cost to purchase is flexible and shipping and engraved included. More information about this will be presented at the Annual meeting in April.

Several fencing ideas were proposed and Leslie Lane has been researching options. Again some ideas will be provided at the Annual Meeting.

The Annual Meeting will be held on April 6, 2019. A family picnic will take place after the meeting.

The Edisto Island Museum Tour will be held on October, 26, 2019. They have asked for Brick House to be placed on the tour. Several ideas were discussed. Concerns about damage to the road if it rains were expressed. **A motion was made to be on tour with the restriction that if it rains the gates will be locked and people will have to walk or be transported via golf carts. The motion was made by Evans Jenkins and seconded by Ann Jenkins. Motion was approved with all in favor. No one opposed or abstained.** Family members are asked to volunteer during the tour.

Anyone wishing to hold a Fundraiser may do so. There are guidelines in place which are available for everyone. Make a proposal and submit it. We are happy to have additional fundraisers.

Ann Jenkins has concerns with water intrusion. Ann asked for volunteers to help with these issues. An email can be sent to the family telling them to contact Ann if they are interest in this topic.

The family was asked to help with clean-up on Friday prior to the Oyster Roast Fundraiser which is to be held on Saturday, March 2, 2019.

Questions concerning the current Trust were discussed as the countdown of the 20 years last survivor of 1st parties has begun. We are aware of the need to transfer into another type of structure to ensure the continuation of preserving the property for future generations. The family has previously approved going to an LLC when appropriate. The Board has the authority to vote and go into an LLC at any time. When this occurs the property will be re-titled which will put us under a new tax structure and our taxes will most probably triple. A small transition committee needs to be formed to look at all issues having to do with the next phase for Brick House. Rutledge stated that we should seek professional advice from someone like Scott Barnes, tax lawyer or another outside person for legal opinions. Suggestions for the committee included; Mary Lee Hutson, Rutledge Young, III, Helen Hutson, Jeannean Jenkins, Katherine Montgomery and Ann Jenkins.

**Forestry Update** - John Jenkins spoke on the need to address our tree farming efforts. We need maintenance on trees that are planted which includes burning. Robert said that his father-in-law has offered to advise us. He stated that we an approved contract with prices so that when a logger is available that we are able to “pull the trigger on logging and cutting”. We need to make a decision on whether we only want to maintain our current investment in the tree farming efforts or do we want to move forward with logging in order to plant additional areas. John Jenkins recommends an outside source to help us with this effort.

John will call Folk to get price for burn and how many volunteers will be needed.

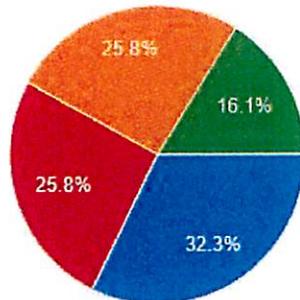
A motion to contact Folk for information concerning burning was made by John Jenkins and seconded by Rutledge Young. **The motion was approved with all in favor. No one opposed or abstained.**

The next board meeting will be March 23, 2019 - location TBD. Please send questions or agenda items to Lacey in advance of the meeting. This is most helpful.

Adjoined at 12:21 pm

The next fundraiser for the Stabilization will be the Oyster Roast Fundraiser held on Saturday, March 2, 2019. (This is not a ticket purchase just a survey question.)

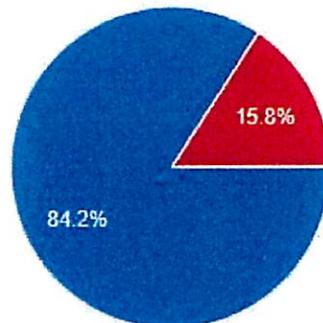
31 responses



- Yes, I will be attending.
- Yes, I will buy a ticket and volunteer to help at the event.
- No, I can't attend, but will support by buying a ticket.
- No I can't attend or buy a ticket.

A Memorial Garden on the property for the interment of cremains only has been proposed. Are you in favor?

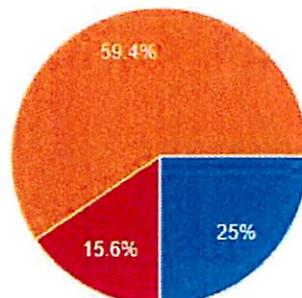
38 responses



- Yes
- No

Three areas for a Memorial Garden have been suggested. Please choose one. Please choose only one.

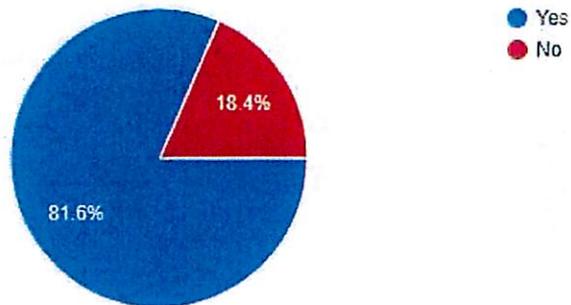
32 responses



- On the right just before the first grand oak on the avenue.
- The area along the river in front of Uncle Jack's between Skipper and Aunt Lizzy's.
- In and around the Ruins.

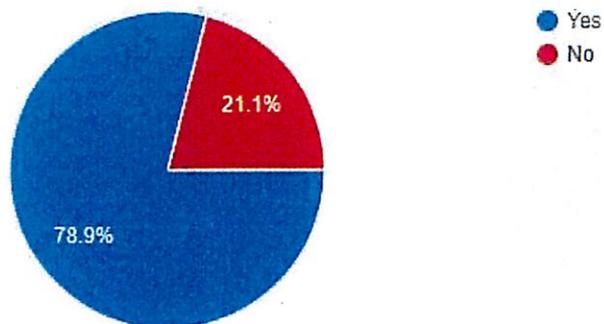
The next BHP Trust Annual Meeting will be held on Saturday, April 6, 2019. Are you able to attend?

38 responses



There will be a Family Picnic at Brick House after the meeting. Are you able to attend?

38 responses



**Brick House Trust  
Year to Date Financial Report 2019**

<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Payee</u>	<u>Expense</u>
1/11/2019	144	\$ 29,103.22	charleston County Treasurer	Taxes
<b>Total</b>		<b>\$ 29,103.22</b>		
12/31/2018		\$ 37,947.53	Bank Balance	
1/4/2019		\$ 5,759.68	Assessments	
1/11/2019		\$ 4,357.79	Assessments	
1/16/2019		\$ 6.60	Interest	
1/22/2019		\$930.05	Assessments	
1/22/2019		\$ 8,961.95	Assessments	
Expenses Above				
<b>Net</b>		<b>\$ (29,103.22)</b>		
		<b>\$ 28,860.38</b>		
			1/25/2019	

**Brick House Trust  
Delinquent Taxes 2018 1/15/2019**

<u>Date</u>	<u>Check #</u>	<u>Amount</u>	<u>Payee</u>	<u>Years owed</u>
		\$ 3,458.30	Julie Howard	\$1,745.36/\$1712.94 2017/2018
		\$ 1,469.54	Betsy Scott	Multitple Years
		\$ 1,469.54	Marty Rhodes	Multiple Years
		\$ 1,469.54	Jennifer Pittman	Multitple Years
		\$ 1,469.54	Anglea Camp	Multiple Years
		\$ 254.06	Katherine (Munch)Lyons	2018
		\$ 454.31	Helen Hutson	2018
		\$ 254.62	Lloyd Jenkins	sends partial payments every year
		\$ 173.61	Mitzi Pendergast	2018
		\$ 173.61	Lynda Jenkins	2018
		\$ 4.23	Laddie Smith III	2018
		\$ 4.23	Whitt Smith	2018
		\$ 1,329.18	Arthur Jenkins (Jack)	2018
		\$ 98.26	Scott Whatsitt	owes maintenance fees and insurance for 2018
		\$ 123.44	Kristen Sineath	\$64.16 /59.28 2017/2018
<b>Total</b>		<b>\$ 12,206.01</b>		