

President's Update

27 August 2019

Dear Property Owners,

I would like to take this opportunity to update you on South Island Plantation (SIP). The 2019-2020 Board of Directors has continued on the path to ensuring that SIP is in the best possible condition as possible to attract buyers. The Board has continued on a host of projects that have brought SIP close to the condition that it was when SIP was first developed. Let me talk to you on a few of these:

1. SIP Website. The Board has made all of its actions as transparent as possible and has posted a plethora of information on the SIP website. Please visit the site.
<https://southislandplantationsc.com/>
2. Trees. The large number of palm trees on the property have been trimmed and shaped up. The palms were neglected for a very long time period. The live oaks have been trimmed but will require more work because the live oaks have also been neglected since the beginning of the development. The trees became overgrown especially around the walking paths.
3. Ponds. The levels were raised making them much more attractive.
4. Irrigation. We are still having issues with irrigation. The pump, pressure tank, and bladder have gone bad and have to be replaced. Given that the system is old and was neglected for over ten years it is not surprising. Most of the individual heads have been replaced and are ready to go when the new pump and accessories are installed. This will allow the landscaping contractor to slowly upgrade the common areas that were without water for over ten years.
5. Signs. There will be new street signs and entrance sign installed within the next two months. These will be in addition to the new signs already installed at SIP. The new lot markers look great and are a welcome change from the old wooden markers that had been in place and were rotted out over the years.
6. Clubhouse & Pool. The Board will continue to keep the clubhouse up to date and have allocated part of this year's budget to get the clubhouse looking in great shape.
7. Roads & Walking Trail. SIP continues to have issues with storm water drainage pipes. These pipes are leaking throughout SIP causing potholes which the Board is addressing immediately upon discovery. The roads, storm water drainage, and the walking trail all belong to SIP not the city and it is our responsibility to address any issues. The walking trail will receive attention this winter from the landscaping company after grass cutting season is over. Trees need trimming and the asphalt needs to be sealed giving the trail a better look and longer life.

8. Grass. Grass continues cut much more often than in the past and has made SIP much more attractive than in any recent history.
9. Docks. The Board continues to look at using the waterfront as an asset to attract buyers and home builders. We want to make sure we have checked out every possible dock configuration with the deepest water for which we can obtain a permit. The Board will keep you posted on our research.

Again the Board is doing everything it can to make the property look attractive for buyers.

I would like to talk about our current active builder Dowling Homes (Do we need more builders? Of course, but this is our only active builder now). Dowling Homes reports that it will soon launch a full marketing campaign and will have a large number of house designs costed out and ready to build. Dowling Homes currently has a home (model) completed. DH is leasing and redoing a room off the bar in the clubhouse and will use that as a design center for new home buyers to select finishes. This is exciting as it represents a very positive step in the right direction for SIP. Does this guarantee success and rising lot values? Of course not, but progress like this is much better than the alternative. The Board will keep you posted on this exciting development.

There continues to be a very small yet very vocal group of SIP owners who are opposed to the direction the current Board has taken. It is their right to oppose the Board's action but beware of folks who send out bogus information designed as legitimate polls. These are highly inaccurate straw polls with no validity to them. These polls seem to be designed to upset folks especially those who live a great distance from SIP and cannot get to see the property. I encourage anyone who has concerns or questions to contact any Board member. The Board is committed to frequent communication with SIP owners. I will write a quarterly letter and the Board will try to get a newsletter with pictures out also. Hopefully this will ease some of the concerns that folks have when they receive inaccurate hyped up information from this small group.

In closing, the SIP BOD is doing everything possible to keep the property looking like a great place to live and assisting our current active builder. If Dowling Homes can gain traction it will encourage other builders. When more houses are built property values should rise also. This vision is our goal for the last quarter of this year and 2020.

Kevin C. Dopf

President- South Island Plantation