



**Property:** South Island Plantation

**To:** The Board of Directors

I visited the site yesterday and found a variety of issues throughout the community that need to be corrected. These items should be included in the standard Earthcare contract. I started at the clubhouse and the entrance and made my way throughout the community.

There are a considerable amount of weeds in the beds at the clubhouse in the beds. The beds look as though they haven't been sprayed with Roundup or any chemicals in quite some time. Does Earthcare carry a license to be able to spray for weeds in beds? The trees in the community are not being maintained at a minimal height of 10' throughout the community. As i walked around the community, there were areas where I had to duck to not get hit by low limbs. I know that it was said that pruning was a focus. The clubhouse and the entrance had not been pruned in some areas in weeks. There is no clean or neat appearance in any of the shrubs at the clubhouse or the entrance. There is an abundance of weeds in the jasmine throughout the community. These weeds should either be hand pulled or a string trimmer should be used to maintain the jasmine. Some weeds are 4"-6" higher than the jasmine in some areas. Around the clubhouse, the jasmine is starting to climb up the brick walls. I am not sure if this is the appearance the community is looking for. Typically, you wouldn't want the jasmine to train to grow on the clubhouse walls.

I am not sure about the turf program that is wanted. I understand that the pump is missing, however, there have been no turf applications around the clubhouse or entrance areas. These areas are infested with weeds. It would be really hard to reclaim the turf in these areas with chemicals and the community will either have to be patient in the re-growing process or would have to reconsider re-sodding these areas in the future. There is a large amount of turf weeds on the pond banks. There is also a lot of dollar weed around the pond banks. The other issue is that they are not string trimming the faces of the pond bank on any kind of rotation. Yes, it is ok to let it grow thicker, but this area is getting really thick and is unsightly.

At the bases of the Crepe Myrtles, there are suckers growing. This is the new growth at the base. These should be removed throughout the growing season on a as needed basis. The rip-rap which is around some of the in/outfalls on the ponds should be spray

and kept in a nice and neat or clean appearance. The weeds are growing thick. I am not sure about Georgetown, but this is a strict requirement in other areas of the state. The yaupon hollies and juniper has been maintained. There are a variety of weeds, like vetch, growing all through them. These weeds should be hand pulled from the plant material.

The community could use some palm pruning. This is out of the normal scope of work, however, some of the palms have a lot of dead seed pods and shoots that need be cleaned and removed along with palm fronds that are dead. Edging is a major concern for me. There are a lot of hard edges in South Island Plantation. There has been a complete neglect on edging throughout the community. Earthcare should be edging the entrance to the clubhouse weekly at a minimum. This is not getting done and it's been a couple months. The edge has been lost and needs to be found. You wouldn't believe the difference in appearance this makes, especially at high profile areas. It would nice to see pine straw installed in the high-profile areas. Due to the lack of chemicals throughout the community, a lot of the bed lines have been loss because of grass and weeds growing into them. If Roundup was sprayed and pine straw was installed, we would be able to maintain bed edges. Also, the other part of this is to string trim the bed lines and this is not being done. I know that there are a lot of natural areas, however, Earthcare has done nothing to keep them presentable. From time to time, they should go to the base of the oaks and just knocking down some of the taller weeds growing at the base. This will keep these areas looking more presentable.

Crack weeds were seen throughout the community. Some look like they were sprayed and left, and some have never been sprayed. If they are sprayed and dead, then they need to be removed the following week. There is a lot of small debris throughout the community. Leaves and small removal of limbs should be completed on a weekly basis. Larger debris should be by proposal. There is a lot of debris that has been left that should be removed weekly. Because there has been no palm maintenance, the seed pods have dropped. These are producing new palms to sprout throughout the community. These should be removed because they are growing through the plant material. There are a lot of new sprouts everywhere and Earthcare needs to come up with a plan to remove these.

The entrance of the community is very frustrating for me. This is the community billboard. This is your invitation to buy a lot in your community. There has been little to no maintenance done at the entrance. Everything has a wild and natural look. The magnolia trees have limbs touching the ground. The hollies have some shape but didn't look clean. The Ligustrum are a hedge plant. They should be square off or shaped in a circle to give a nice even shape, Earthcare is not maintaining these properly. There are Indian Hawthorns at the entrance that are diseased and in decline. They have a leaf spot called Entomosporium Maculatum. This is a fungus that puts the shrub in decline

and slowly spreads by spores. These should be removed if possible and should have been brought to the attention of the Board by Earthcare.

The beds where flowers and plants once were, are now completely covered in weeds due to lack of chemical control. There is no neat appearance at the entrance and even the juniper has weeds growing all through it. The island before the clubhouse has jasmine growing over the edge of the curbing. The dumpster area is messy. All the plant material is growing at a height that is not manageable. Everything is growing into the wood fencing which will cause damage and maintenance issues down the road if there isn't at least a 4' clearance around the fence.

Earthcare's landscape staging area was also not neat. There was leaves and debris at the truck and trailer. This should be blown off daily. The weeds are growing up all around the gazebos as well. These are also amenity areas in the community and should be maintained at a high standard. I question a lot about weed eating because some areas get mowed, but the fixed objects like power boxes, gazebos or junction boxes don't get weed-eated. There is a road with a cul-de-sac coming out of the clubhouse that has a palm tree growing through the asphalt. This area has to be maintained which means someone is driving past it weekly. I am not even sure how this happened, but it has.

I am attaching pictures of a variety of issues to go along with these issues listed above. I will be honest; the community needs a lot of work. The turf quality is poor, the ponds and aquatic areas are not attractive and pruning and edging are way behind. There is a lot of work that needs to be completed. If pruning was a focus, then plants should be nice, neat and compact. All of these above items should be included in a standard landscape contract and should not be this behind.

I would like to see an action plan laid out by Earthcare on how this will be resolved. A lot of the issues are because the lack of chemicals and the lack of manpower. This size property and work needs to have a minimum of 5-6 workers a day for the contract and I am not sure South Island Plantation is getting this. Please let me know what I can do to help with these issues, and we can meet if needed in the future. This property would score poorly in the Charleston market. I know nobody lives year-round onsite; however, SIP would probably like it neat for future buyers and future residents. It is my findings that there is a lack of horticultural knowledge and practices currently at South Island Plantation.

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