

President's Update

20 January 2020

Dear Property Owners,

Happy New Year! I would again 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 and developers. 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. **Docks.** Before rebuilding the SIP docks the Board wanted to double check to see if the docks could be moved to deep water. The old docks were not useable in low tide. Board members were told many times that the docks could never go any further than the original permit. Permitted deep water (over 6 feet at low tide) on Winyah Bay would increase the value of the SIP properties. Board Treasurer Teddy Dowling took on this project. The Board had an engineering hydrographic survey completed by a company that handles permitting and the results were most favorable. The hydrographic survey showed that SIP could have deep water docks without encroaching on the federal channel thus having the most favorable consideration of approval. The Board is now in the process of submitting new dock plans to the US Army Corps of Engineers and SC DHEC that will extend out to deep water. I will keep you posted but expect to show you the revised plan by the next update in April.
3. **Hurricane damage.** The hurricane damage was mainly a lot of debris especially tree limbs. Two trees fell on the boardwalk leading to the docks. The fallen trees made the boardwalk impassable and destroyed a lot of boardwalk railings. All damage has been repaired and all debris removed.
4. **Irrigation.** We continue to have 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. The Board goal is to have the entire system operational by April.
5. **Signs.** The new street signs and entrance were delayed due to design issues but should be installed by April. 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 had rotted out over the years.

6. **Clubhouse & Pool.** The Board will continue to keep the clubhouse & pool up to date. The Board has contracted to do some touch up painting and minor furniture repair in the clubhouse. The Board is also upgrading security in SIP adding security cameras at the gatehouse and clubhouse. The clubhouse is also getting an update on all locks. The security updates are being handled by Board VP John Thomas and Treasurer Teddy Dowling. The clubhouse painting and furniture repair is being handled by Board Secretary Mindy McVay who designed the original clubhouse interior.
7. **Roads.** 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 Board is in the process of receiving bids for a sink hole in the road just after the main gate entrance. The sinkhole should be repaired by the middle of FEB.
8. **Real Estate Company at the Gatehouse.** SIP continues to rent the gatehouse to a real estate company. The Litchfield Company, a very large real estate company in the area, now has their office in the gatehouse and may rent part of the clubhouse in the future. The Litchfield Company is opening an office at SIP because they see potential growth.
9. **Landscaping Company.** The Board of Directors voted to terminate the landscaping company Earthcare because of contractual failures. The Board has established very high standards to keep SIP a desirable place to develop and live. The Board will receive bids and award a contract based on these high standards.
10. **New Board members.** The Board welcomes new members Jeff Cox and Toni Olin who come with outstanding recommendations.

Dowling Homes continues to be our only active builder (Do we need more builders? Of course, but this is our only active builder now). Dowling Homes reports that it has delayed the launch of a full marketing campaign and house designs but still expects to launch in the near future. Dowling Homes currently has a home (model) completed and receives many showings.

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 2020.

Kevin C. Dopf

President- South Island Plantation