

President's Update

26 April 21

Dear Property Owners,

The Board would like to update you on what has taken place at SIP this past quarter:

1. **SIP Website.** The Board has made all its actions as transparent as possible and has posted a plethora of information on the SIP website. Please visit the site. The Board updates this site frequently: <https://southislandplantationsc.com/>
2. **Docks.** The US Army Corps of Engineers has approved the SIP dock plan and is waiting for SC to approve before issuing the permit for the docks. The Board is inquiring why this approval is taking so long. What was a slow process before the pandemic has become much slower. Since SIP has a lot of new owners the following is provided to update new folks on the dock plans: “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 has submitted new dock plans to the US Army Corps of Engineers and SC DHEC that will extend out to deep water. The deep water will be 8’ at minimum low water (MLW). Our engineering firm expects approval of our plans. I have attached the plan to this letter. What does this mean for SIP? When approved, SIP will be able to put in deep water docks on Winyah Bay. The Board thinks this will be significant in terms marketing SIP as developers and buyers always want access to deep water which will allow SIP a variety of watercraft in our community. The long pole in this tent on this dock project is getting the permits approved. Once approved, the Board will plan and execute this project in phases. The first phase will be the initial dock platform that will lead out to the main dock system. As soon as the Board has the required permits the Board will execute Phase I. The Board will keep you posted on this project as the process unfolds. The Board is not planning on any increase in HOA fees or special assessments to complete this dock project. Again, this deep-water

access is significant and should increase the value of lots in SIP as few other communities have deep water access on the Bay. This is a lengthy process but well worth the wait to get to deep water 6' at MLW. The Board has just sent the results of a study that the Army Corps of Engineers wanted completed on possible historical and cultural artifacts that may have been located where the new docks, if approved, will be located. The study findings were no historical or cultural objects were found in the new dock area. The SIP Dock committee will meet as soon as SC gives its approval so the Corps can issue a permit.

3. **Security Gates.** The Board voted to replace the bar code readers on the front gate and back gate. The bar code readers never worked well. The bar code readers will be replaced by keypads. The plan is for each SIP member to have a code for entry to SIP. FSR will keep members posted on the new keypads.

4. **Irrigation. NO CHANGE. Still working options.** The Board would like to start this project ASAP however it has not been comfortable with the contractor's description of work. This is awfully expensive, and we want this system to last for some time. The pump, pressure tank, and bladder have gone bad and must 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 is looking like we may have to restore irrigation in phases due to the neglect of the system over the years. Our first phase will be to restore irrigation in front of the gatehouse, along the road leading to the clubhouse and around the clubhouse. Irrigation has been most frustrating for the Board, but we are working hard to make it operational which will improve the appearance of the community.

5. **Clubhouse & Pool. The Board plans to open the pool and clubhouse ASAP.** The Board is working on daily cleaning of the bathrooms and will open the clubhouse for members use per the SIP rules located on the website. FSR will send out notice to all SIP members when the facilities will open back up.

6. **Roads.** The Board has contracted with Sanders Construction in North Charleston to make repairs on Commanders Island Road. Work is scheduled to begin the week of 25 April 21. Total cost of this project will be 60,000.
7. **Landscaping Company. No Change.** The SIP BOD is very pleased with our new landscaping company. The Moore BROS are doing an excellent job. You can read the quarterly landscaping inspection reports that our management company FSR conducts on the website. The Board has received many complementary comments from owners who have had the opportunity to visit SIP recently. Please visit if you have an opportunity.
8. **Current Situation at SIP.** Dowling Homes has started two new homes in SIP and plans to develop more homes soon. If you go to the SIP website, you will see lots of activity in the SIP ARB area. SIP now has five members on the SIP ARB and has more meetings in the last two quarters of the year as much as any 10 years in the past. Most years, the ARB never met. **While receiving many inquiries from builders, the ARB, has emphasized to potential builders that the current SIP building standards, which are the same as those approved when SIP was created, must be adhered to.** The Board expects that 4-5 houses will start to be built in the first and second quarter of the year that will follow the SIP guidelines. If you want to see what the guidelines are they are listed on the SIP website under documents. Lot's sales continue to command higher prices. The Board is doing everything it can to maintain this upward traction and facilitate houses being built on SIP that comply with SIP guidelines.
9. **Sale of SIP Shed and property around the shed.** The Board was unable to sell the SIP shed and some of the land across the street from SIP due to the developer characterizing the land as common property. It would take 100% of the SIP owners to approve the sale according to the SIP attorney. SIP has continued the lease with the current occupant which will continue to bring revenue into SIP.
10. **10. Marketing.** For the first time SIP is being marketed in Private Communities and has had over 25 inquiries about SIP which are being followed up. In addition, SIP has removed old Facebook pages and SIP member Michelle Laws has developed a new Facebook page which every SIP member needs to look at. It is outstanding! Thank you! Michelle. Michelle is also advertising SIP on Facebook.

In closing, the SIP BOD is doing everything possible to keep the property looking like a wonderful place to live and build a community. SIP is assisting our current active builder and any other builders or buyers interested in SIP. STAY SAFE!

Kevin C. Dopf

President- South Island Plantation