



President's Update

25 AUG 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.** Both the State of SC and the US Army Corps of Engineers have approved SIP for deep water docks and have issued permits. 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. SIP also has storage area for homeowner's boats and trailers. The SIP Dock Committee is meeting and will decide on how best to precede building SIP docks. There are no plans for HOA fee increase or special assessments to complete the dock project.
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. The front entrance bar-code reader has been replaced and the back gate will be soon when telephone issues are resolved.
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 clubhouse is available for member use per SIP clubhouse policy on the SIP webpage. The pool has been open this summer. Several maintenance issues with the pool have been resolved.
6. **Roads.** The Board has contracted with Sanders Construction in North Charleston and has made repairs on Commanders Island Road. The Board is addressing several other storm drainage issues which are causing some potholes to appear on some roads in SIP.
7. **Boardwalk.** Board made additional repairs to the boardwalk this quarter.
8. **Landscaping Company.** No Change. The SIP BOD is very pleased with our 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 SIP if you have an opportunity.
9. **Pond Maintenance.** The Board has for the first time contracted a firm for the maintenance of the many ponds in SIP. The ponds are one of the attractions in the SIP landscape but need specialized maintenance which never occurred before.
10. **Current Situation at SIP.** Dowling Homes continues building two new homes in SIP and plans to develop more homes soon. One house has been sold. Another developer has started construction of a home also. Some members who were going to start construction this quarter have backed off due to the much higher price of construction materials. Lot's sales continue to command higher prices. There has been interest from other builders in the area. The Board is doing everything it can to maintain this upward traction and facilitate houses being built on SIP that comply with SIP guidelines.

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 builders and any other builders or buyers interested in SIP. STAY SAFE!

Kevin C. Dopf
President- South Island Plantation