



## President's Update

JAN 22

Dear Property Owners,

Happy New Year! 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. The Committee has received three bids. To complete the entire project it will cost over \$500,000.00. The project will be phased. Phase 1 will be the base dock from the ramp. Phase II will be the long runway leading to the T in deep water 6' at MLW. Phase III will be the north side of the T. Phase IV will be the south side of the T dock. The Committee would like to build Phase I and part of Phase II at a minimum. Currently, the Committee is investigating financing with a financial institution. How much of the dock project SIP builds depends on how much financing is available, the interest rate, and the length of the loan. The Committee and Board will insure that the SIP monthly loan payment can fit into our monthly SIP budget. There are no plans at this time for HOA fee increase or special assessments to complete the dock project. SIP will build docks as the community can afford it.
3. **Security Gates:** The Board replaced the bar code readers on the front gate and back gate. The bar code readers never worked well. The bar code readers were 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 also.
4. **Irrigation: NO CHANGE. FSR, the SIP management company, still working options.**



5. **Roads:** The Board has continued contracting with Sanders Construction in North Charleston to make repairs on storm drainage issues which are causing some potholes to appear on some roads in SIP. Almost all problem areas should be addressed by the end of JAN.
6. **Pond Spillway:** Sanders Construction is evaluating the pond spillway as it has deteriorated over the last twenty-two years. Will keep you posted in the next update.
7. **Boardwalk:** Board is making some 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. The first pond report, by The Greenery, is posted on the SIP website.
10. **Current Situation at SIP:** Dowling Homes (DH) has built one new home in SIP this past quarter. That house is sold and occupied. DH has also neared completion of another home which just went under contract. DH has begun construction of another home which is under contract and has plans to start another home soon. Another developer is finishing construction of a home. The ARB just approved two more plans from a 3rd builder and that builder plans to break ground on those lots this quarter. Lot sales continue to command higher prices. Four lots were sold this past weekend. The Board is working hard to maintain this upward traction and facilitate houses being built on SIP that comply within SIP guidelines.

Stay safe,

Kevin C. Dopf

President- South Island Plantation