



## The board welcomes you to the new South Island Plantation HOA site.

There is so much to report to the membership since the board election was held June 2nd. We really had no medium to pass this on to the owners but future news and updates will now be a regular occurrence.

Board members Jeff Pelham and Sel Hemmingway failed to win re-election and were replaced by Teddy Dowling and Mindy McVae. Mike Gintoli was not up for re-election but soon after resigned his seat. The new president of the board is Randy Jarvis.

As you can see we now have redesigned the HOA site making it much easier to communicate with both the board and the property management company either by email or phone. Members and visitors will no longer need a password to access the documents of the HOA and updates on the continued progress at SIP can be read by going to the newsletter at the site. You will need a username and password if you desire to pay your HOA online. Please call Waccamaw Management for help if needed.

As reported previously in the package you received in May South Island Plantation has been in need of great attention and that's exactly what it's been getting since the day after the election. For many years the property sat dormant and so many things have needed to be replaced or restored. The work being done should greatly impact your investment and also the pace of the building of homes here. Many years of physical neglect, poor financial planning and a dated appearance are being corrected at a very fast pace. By the end of year all should be completed. The following will update you on just some of the work:

A logo was never designed for the development and hopefully you'll find it complimentary to the property.

Palm trees down SIP blvd and the clubhouse have been trimmed as well as the trees around the pool and the tall palmettos on Belle River Road. Each cul-de-sac will be trimmed over the next few months in phases and will be scheduled to be done once a year. Numerous numbers of

stunted or dead bushes have been removed and will be an ongoing process over the next month.



The irrigation system has required a lot of work getting it up and running. It's been years since it's operated. This is a 40 zone system with almost 400 sprinkler heads. There has been pressure issues on zones dropping to half what's needed so Crimmins Well company will be lowering the well pump 50+ feet lower and that should take care of the problem. A number of sprinkler heads will end up being replaced, existing heads being adjusted, spray heads for the pop ups having new filter screen installed and replacement valves. A number of the valve wiring has deteriorated or chewed on by rodents over time and that is being repaired. It's quite a job but important in keeping all the common areas green and thriving. About 20-30% of the common area grasses and bushes have died from the lack of water and a fertilizer program over the years.



The Floating dock system is being replaced and should be completed by October. The walkout to the dock (1000' and railing) were so filthy it had to be cleaned twice. The south side of the dock system now has railings. Before there were

none and a serious safety issue. That installation also makes that side of the dock more usable. The built in bench seats under roof have been removed and are being replaced by 3 beautiful cedar wood swings which just recently arrived. A kayak rack will be built soon and when the new dock system is in place it will include a Kayak boat launch making it much safer and easier to get in/out of a kayak. The sidewalk leading to the dock and the cul-de-sac curb were also pressure washed. Soon there will be a new SIP Dock sign at the entrance installed and a park like garbage container. We are trying to sell the old dock parts to the locals which would help lower the cost for the new dock system. The problem with the original docks were they were built with aluminum frames which are more suited for a lake environment

and not the active waters (tides and boat traffic) on the ICW. We put a beautiful wind-vane on top of the gazebo at the end of the dock.



SIP has a permit to install around 30 boat lifts on the south side of the dock system but the board is looking at in the future adding a general use dock with drive on boat landing docks. With this addition owners would be able to dock their boats permanently instead of the system being used as a day dock only. It would generate revenue and just as important allow owners the luxury of having their boat ready to go





and that's what living on the ICW/Winyah Bay should be all about.

Nest Cams for clubhouse and pool were installed with two in the front and two in the back giving excellent security coverage 24/7 which it never had.

We purchased a used but reconditioned golf cart to use for maintenance work. In the past there wasn't a cart available to inspect/repair/do general work on the interior of the property such as walking paths and dock system and perimeter fencing. This was a much needed item.

A flag pole was installed in the front of the gate house which will include both the American flag and the SIP logo flag. The signage and landscaping at the entrance is being greatly improved and should be done by the fall. Dramatic lighting is also being installed to showcase the brick walls and landscaping on both side of the entrance. Curb appeal at SIP will be excellent.

Although it is not being used the gate house this past winter had a broken plumbing pipe (bathroom) which flooded the space. Part of the ceiling has to be replaced as well as the pipe repairs and should be done in the next week or so.

Pressure washing at the entrance of the sidewalks, brick walls and curbs was done and the road from the main road past the gatehouse has been resealed and looks great.

All of the SIP roads have to be seal coated as well as a dozen or so holes in the road repaired. We have gotten two estimates and will let you know how we will approach this work. It's costly but our thoughts are doing it in phases over a 6 month period of time if not longer but it will get done. Repairing the holes are a priority and hope to have that done by the end of August.

Entire clubhouse was cleaned. Porches were scrubbed and washed, all windows cleaned, dusted, mirrors and picture glass cleaned, furniture polished. *Stanley Steamer* came in and did the carpets in the entrance way. Regular maintenance will be done on an as needed basis. We are also working on a new door locking system for the clubhouse and bathrooms and will have that in place by end of September. There will also be a gate locking system for the pool installed. We will also most likely in the fall repaint all the clubhouse exterior porches.

We are now repairing and repainting all the traffic signage poles and replacing all the road and traffic signs. They were poorly designed, have become brittle (pressed Styrofoam type material) and also look dated. We are replacing all the pool signage which looks more like signage used in a public pool than at a luxury development.

The pool furniture, railings and vent covers have been repainted and came out great along with the installation of



new umbrellas (there never were umbrellas to begin with) as well as a large cantilevered umbrella over the baby pool. This will keep the baby pool much cooler and usable during the summer. There will also be a towel service available to owners. These are navy blue lounge towels and a nice service to offer the members.

There is much more to write about but we will just do the next update in about 30 days. You will also be getting a package in the mail in September covering a host of items important to know about. Hopefully you get a sense that things are finally being done long overdue and all in the best interest of the owners. Please feel free to email/call any of the board members and thanks for supporting the change in the board and wanting a brighter future for South Island Plantation.

*South Island Board*

