

Dear Members,

We hope this newsletter finds you well. The board did not expect to send a newsletter so soon after the last one but decided that some issues needed to be addressed and ensure the board is transparent along with keeping all members well informed.

December and January progress was a bit slower, but still, we accomplished quite a bit. Irrigation work continues, and plan to have it completed by the end of this month. Numerous sprinkler heads needed to be replaced. We had a significant erosion problem on the hill overlooking Commanders Road that has been an issue for many years. We discovered a main break in the irrigation system that serviced the sprinklers in that entire section. We will try to access the break by shovel but may need to bring in a backhoe. Another major break (3" line) was discovered at the corner of Millbrook and Plantation Blvd and the repair of this area improved the sprinkler's coverage considerably. Landscaping maintenance included pruning about 400 ornamental grasses surrounding the lakes and crepe myrtle trees that had not been trimmed for years.

The clubhouse is one of our biggest attractions for those that will consider SIP as their home. Thankfully, Mindy McVay Interiors' original design has proven to be timeless since it's inception. Maintenance and a few upgrades are required for maintaining a highly desired gated community. Most of the gym equipment was in a state of disrepair, and some items are now obsolete. We contacted an athletic equipment company for an inspection, and they presented a competitively priced package that will become a valuable asset to our clubhouse for many years. Wireless internet access was upgraded and substantially improved for the clubhouse and pool areas.

New signage will be installed on the gatehouse fascia

above the entrance to the property and plantings will adorn the walls in place of the old signage. Our new entrance will be an excellent representation of the entire property at SIP.

The docks are SIP's most important amenity, and we need 24/7 dockage as opposed to day docks. We are working diligently on a plan and will share details in the May newsletter.

Dowling Homes marketing website will launched early Spring and is designed to rank high when searched on the web for SC coastline gated communities. This will be the first-ever marketing website on SIP finally putting the property in the public domain. Teddy Dowling has high expectations on the impact it will have on property values as well as on the construction of homes at SIP. Mr. Dowling's team is completing 8-10 coastal home designs specifically for SIP which will include floor plans, elevations, SIP history, plat map, and builder warranty information. These home plans will be available on the marketing website and in a package for visitors.

The annual June member's meeting will be one of the most productive and enjoyable meetings held along with a delicious brunch. The voting proxy for the new board members, the long overdue revision of the by-laws, and ARB guidelines will be in the owner's packet which will include the mail in proxies. An RSVP will be requested for seating, food, and beverage accounting. We will include a few suggestions on how the meeting will be conducted to ensure that time is used wisely during our annual meeting.

A few members were disgruntled after receipt of the recent member package that announced the HOA monthly fee increase. The board has responded to all their questions on the HOA website <https://southislandplantationsc.com/documents/> on the documents page under Q & A. These members have also requested all homeowner's contact

information along with e-mails. The May package will include a proxy vote form for members who approve the release of their personal information to anyone outside the board and property management company. Releasing personal information and emails will be the owners' decision.

When the board changed management companies some items were not finalized or posted on the HOA website, and the management conversion was more challenging than anticipated. The board was relatively new to the HOA business, and we had little experience in transferring massive amounts of information to the new management company. Processing your HOA dues was confusing, and we apologize for the inconvenience.

Concerning lot markers and surveys, the board did not realize that lot markers and surveys were categorized as assessments requiring a membership vote. We will include a proxy package that will consist of a lot marker and survey proxy package in the May mailing. Currently, the poor state of identification dramatically impacts the overall value of your property (for those that are interested in selling). Without markers, property lines for agents and buyers are not delineated and create confusion when showing the property. If you are interested in a survey and markers now, please advise the property management company by email for details.

The ARB board is currently reviewing, revising and reducing the costs for builders and lot owners. We are hopeful that SIP will have 2-3 additional preferred homebuilders this year. Mr. Dowling's has invested heavily in marketing for 2019, and we are very fortunate to have such a knowledgeable member on our board. We anticipate lot values to increase significantly, and all members will greatly benefit.

The board recommends that you, please take time to review the newsletters on the HOA website. Our next newsletter will include information on the annual owners meeting, and we look forward to proudly presenting the new South Island Plantation.

Randy Jarvis, *President*

Teddy Dowling

Kevin Dopf

Mindy McVay Abney