

President's Update

24 July 2020

Dear Property Owners,

I wish that I did not have to make this statement again but since my last newsletter the virus situation in the United States has become much worse. During this COVID 19 virus crises in our country the Board would like first and foremost to say that our hearts and prayers go out to anyone who is being impacted by the virus, both directly and indirectly. Our thoughts are especially with those who are at risk. Further, our thoughts are with those who are presently sick, to whom the Board extends its heartfelt wishes for a full recovery. The Board is truly inspired by the selfless healthcare workers, grocery store employees and truckers around our country. Unfortunately, SIP is a non-profit corporation, which is run by a volunteer Board. This Board is managing, budgeting and maintaining SIP. The non-profit corporation must answer to all Owners, who are investors, and must repair and maintain the roads, and other common elements, including extensive amenities. The previously referred to expenses are still being incurred, including but not limited to, insurance for said property, pool chemicals, landscaping, and bulk services. Further, in the wake of numerous hurricanes, the Board is still recouping from previous repairs and increases in insurance expenses. It is not only advisable, but necessary that this non-profit corporation continue to collect assessments from its members.

Again, the global situation is unprecedented, the Board will continue to monitor recommendations from the CDC, SCDHEC and the standard course of business and collections practices of other HOAs in our community. At this time, the Board simply is not in the position to alter the collections procedures of assessments, other than what has been directed by the government and the court system.

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 of 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 and has plans to continue to develop this site:
<https://southislandplantationsc.com/>
2. **Docks.** 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. SIP has received favorable information from SC DHEC that they like our project better than the alternatives. Still no new permit yet. This is a long process but well worth the wait to get to deep water 6' at MLW.

3. **Irrigation.** Still working options. This is very expensive and we want this system to last for some time. The pump, pressure tank, and bladder have gone bad and have to 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 still in the process of getting bids and it 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.
4. **Signs.** All new street signs in the community have been purchased and are being installed this week. The new street signs will greatly enhance the appearance of SIP and continue to give it an updated appearance.
5. **Clubhouse & Pool.** Currently the pool and clubhouse are closed due to the following reasons: The SIP attorney strongly recommends against opening the pool during the

pandemic. SIP insurance does not cover us for the virus and we cannot afford any additional legal fees if any lawsuits arise from the virus. It is too expensive for SIP to meet the CDC guidelines to open the pool. Since no families currently live at SIP the cost/benefit is not worth the risk for SIP.

6. **Roads.** Another sinkhole has appeared on Commanders Island Road. It is not water or sewer related but appears to be storm water related which along with all the roads in the community are SIP responsibilities. The Board is having this issue investigated and will make the appropriate repairs ASAP.

Landscaping Company. 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 such as the one we received below:

“My name is Nancie and I own 2 lots in SIP. Today I brought a friend to SIP to show the property and amenities. I was amazed to see how beautiful everything looked! SIP has never looked better!

I would like to thank you for making all the good decisions you all have made, it certainly shows. My HOA dollars are obviously being well spent. Keep up the good work folks!

PS - Please forward to all Board members Sent from my iPhone”

This comment came in three weeks ago. Please visit if you have an opportunity.

Current Situation at SIP. Dowling Homes continues to be our only active builder (Do we need more builders? Of course, but this is our only active builder now). Teddy Dowling reports that he is in talks with two potential homeowners on building houses at SIP. As reported in my last newsletter Toni Olin, Board member, and the real estate agent on-site in the gatehouse office reports that another builder has inquired about purchasing lots in SIP for development specifically 22 lots. This builder is still interested. Lots are selling in SIP. The area around SIP continues to see some modest growth so the Board will keep SIP members posted if the traction we have all been waiting for comes to fruition. The Board is still seeing some positive activity despite the massive issues the virus has brought to our country. I do not mean to be Pollyannaish in my report. Are lot prices where we want them...NO! Do we need houses built...YES! We must start somewhere and despite the virus this is more activity than SIP has seen for quite some time. Because of this modicum of activity the Board has added new members to the ARB (see SIP website) and is updating ARB documents. The BOD has established a new marketing committee and will be adding additional members. The marketing committee will be headed by

SIP member Ben Pittman (see SIP website) to coordinate and develop new SIP marketing strategies. More on this as the committee's work progresses in my next newsletter.

In closing, the SIP BOD is doing everything possible to keep the property looking like a great 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