



## SIP President's Update

April 22

Dear Property Owners,

The SIP HOA 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 of 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 a storage area for homeowner's boats and trailers. The SIP Dock Committee is meeting and will decide on how best to proceed 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 I 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. The Committee was still pursuing financing and contracting options during the past quarter.
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 Board during this past quarter switched security gate maintenance companies. The board is looking for improvement in security gate operation and maintenance. The back gate was vandalized and the new company is working to restore operation. A new security camera has been contracted to be installed in the back gate area. This camera will be able to read car license plates and the local law enforcement will be able to access the camera data. SIP will now have security cameras on the front gate, Clubhouse and rear gate.



4. **Irrigation.** A new irrigation pump has been installed in the SIP well. The well and pump are now in working order. The irrigation installation company is testing all common area systems and controls. We expect to have irrigation working for the first time in over a decade. The installation company will hand over their report and system to our SIP landscaping company, the Moore Bros. The first priority will be bringing on-line the gatehouse and the center strip of the main entrance to the Clubhouse and the area around the Clubhouse. After this section more common areas will be added. The Board will keep you posted on progress.
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. All problem areas have been addressed and repairs made. The Board is monitoring SIP for any future issues with storm water drainage pipes.
6. **Pond Spillway.** Sanders Construction is evaluating the pond spillway as it has deteriorated over the last twenty-two years. **Still working issue.**
7. **Boardwalk.** Board made some additional repairs to the boardwalk this quarter.
8. **Landscaping Company.** 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 on the website. The Board has received many complimentary comments from owners who have had the opportunity to visit SIP recently. Please visit SIP if you have an opportunity. The Board is working to extend the current contract for three more years with the Moore BROS. Quarterly landscaping inspection is posted as always to the SIP website. The Moore BROS make corrections based on the inspection.
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. The second pond maintenance report will be available soon and posted to the SIP website.
10. **Current Situation at SIP.** Lot sales continue to command higher prices. The minimum lot price is now over \$30,000 and the number of lots for sale is less than ten as of this date. Most buyers are builders and folks who intend to build. There should be 9-10 homes in building stage for this quarter with more anticipated next quarter.
11. **Tree removal.** The Board had 9 trees removed that were dead or dying on the SIP property that were located in common areas. Trees located in owner's areas are the owner's responsibility.



**12. Clubhouse and Pool Committee.** Len and Ellen Kelpsh have volunteered to head up the newly formed committee. They are a new family living at SIP. The Board intends to replace most all the current pool furniture ASAP and update the fitness room in the Clubhouse ASAP.

**13. Annual Meeting.** The Board will make a decision in early May on an in-person annual meeting or virtual. As of this date it appears okay to be in-person hopefully the virus does not make a comeback.

The Board is working hard to maintain SIP as a very desirable place to live and also facilitate houses being built on SIP that comply within SIP guidelines.

Stay safe,

Kevin C. Dopf

President- South Island Plantation