



SIP President's Update -- DEC 22

Dear SIP 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. **New Management Company.** After many complaints from the members coupled with the SIP Boards assessment of declining performance in many areas, the SIP Board of Directors voted to end the contract with First Service Residential (FSR). The Board has selected Real Manage as our new Management Company. Real Manage has many different portals that members and the Board will have available to look at SIP data in a timelier manner. I know that changing management companies is a pain as there always is a drop in services during the transition. The new company will try to keep this process as painless as possible and will try to be up and running as soon as possible. Real Manage will take over on 1 JAN 23. The Board felt strongly that this was the best course of action for the long run given the unsatisfactory performance of FSR.
3. **2023 Monthly SIP HOA Fee Increase.** The SIP Board of Directors voted to increase SIP HOA Fees from \$150 to \$165 a month effective 1 FEB 22. SIP HOA fees were \$150 in 2005. They were reduced to \$90 during the Great Recession in 2009 which was appropriate for that time period but continued for too many years resulting in a backlog of deferred maintenance. The Board increased the HOA back to the 2005 monthly dues in 2019 to address the deferred maintenance issues. SIP is 18 years old and has infrastructure maintenance needs after these many years. All of you are also aware of inflation and the escalating costs of maintenance.
4. **Docks. No change.** 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 for special assessment to complete the dock project. (The HOA FEE INCREASE IS NOT RELATED TO THE SIP DOCK PROJECT). The Committee was still pursuing financing and contracting options during the past quarter. SIP had a financial advisor review our financing before approaching a local bank. SIP plans to meet with a local bank in early FEB to secure financing with a start date early in 2023. We originally had planned to secure funding in NOV, but this was delayed due to the switch in management companies.

5. **Security.** The Board is still not satisfied with the gates and codes at SIP. This was a major issue with FSR. The Board feels they failed to get this corrected resulting in problematic operation of gates and issuing of gate codes for the SIP members. The Board will be working carefully with the new management company to get these issues corrected.
6. **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. A new master clock controller is needed as the other controller failed and is being ordered. Work is being done at this time and the priority for 2023 is irrigation from the front gate down the main drive to and around the clubhouse. In future years all areas of SIP will have common areas irrigated.
7. **Pond Spillway.** Sanders Construction is evaluating the pond spillway as it has deteriorated over the last twenty-two years. **Still working issue.**
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. **No change.**
9. **Current Situation at SIP.** Despite the current economic conditions interest in SIP remains high. Real Estate agents report interest much higher than three years ago. Currently there are 11 homes built or being built. At least five families have moved in. There are four spec homes for sale. The ARB has approved two homes that construction will start soon on. Two more plans are considered as I write this update. Six lot owners have stated they will be submitting plans soon to the ARB. Based on the data we have now I expect at least nine starts in 2023 and it could be more than that as the year has not started. All homes in SIP follow the SIP Building Guidelines for custom homes.
10. **Boat & RV Storage Area Committee.** The Board voted to establish a committee to coordinate current use, improve, maintain, and develop plans for future use the 3+ acres that SIP owns across from the plantation. Bob Rice, currently building a home in SIP, will head this committee. **NO CHANGE**



- 11. Community Mail Boxes.** Postal regulations have changed since SIP started. The US Postal Service (USPS) will no longer deliver the mail to individual homes in gated communities. The USPS requires central mailboxes. The USPS wants SIP to put in the remaining mailboxes now since homes are being built throughout the Plantation. This was not planned when the community was first designed. It was designed so that each home would have a mailbox provided by the builder. Since this is no longer allowed the USPS wants mailboxes installed now. The cost is over 40,000 for 180+ boxes. The Board has contracted with a contractor who specializes in design and construction of mailboxes in consultation with the USPS. Construction will begin soon by the clubhouse. **NO CHANGE.**
- 12. Fee Increase.** As we are well aware inflation has hit the country hard this year. SIP cannot maintain and repair the Plantation at the same cost as last year. A financial advisor recommended some additional fees that most other communities have but SIP does not. The Board is considering a one-time capitol assessment fee of \$500. This fee would only be for **future** residents when purchasing land or a house in SIP. The Board is also considering a property transfer fee payable anytime a lot or house is sold in SIP. This fee would be \$500 also. These fees would help offset inflationary pressures and keep the HOA fee as low as possible. Our HOA attorney has recommended a change in the by-laws. These recommended changes will be voted on by the members at the annual meeting in June.
- 13. Delinquent Lot Owners.** Of the 180+ lots in SIP there are only a handful of owners who have failed to pay the HOA fees. These owners have racked up a good amount of money owed to SIP. The Board was dissatisfied with the slow, almost non-existent procedures in the past four years so we switched all collections to our HOA attorney, Paige Bellamy. She has developed an aggressive strategy to get the money paid or foreclose on the property for this handful of folks. I would like to report that her work has reduced the money owed to SIP by half and she is continuing her foreclosure proceedings for those failing to respond. **NO CHANGE.**
- 14. Car that took out a section of SIP Fence.** There was a car crash that took out a section of fencing on Golf Drive. A shout out to Frank Deangles and Bob Rice for some quick action and work to get this section restored ASAP. Frank, our SIP HOA VP, worked with the insurance company for quick resolution and payment of our claim. Bob, Chair of the Boat and Camper Storage Area Committee, ordered the materials and made the repairs himself at a significant savings to SIP. Thanks Gentlemen! The Board is working hard to maintain SIP as a very desirable place to live and facilitate houses being built in SIP that comply with the SIP guidelines.

Happy Holidays and a Happy Prosperous New Year!
Kevin C. Dopf, President- South Island Plantation



Happy Holidays South Island Plantation owners,

Welcome to RealManage! Your welcome letters containing your account number and directions to submit your assessments was mailed on December 22, 2022. Of course with holiday mail, it may not have reached your mailbox. *Please do not remit your 2023 assessment payments to 1st Service Residential.*

To access the homeowner portal, please click the link below, this will, also, provide contact information for questions regarding account numbers, remitting assessments, and more.

<https://www.realmanage.com/homeowner-resident-services>

Our Resident Service Center is open from 7am to 7pm Monday through Friday.

Telephone: **1-866-473-2573** When reaching out, please be prepared to provide us with your account number (if possible), your property address, and the name of your HOA Association - South Island Plantation.

Ways to submit your 2023 assessments to RealManage:

1. Pay via ACH (online via our Resident Portal or Mobile App)
2. Pay via credit card (online via our Resident Portal or Mobile App)
3. Pay via e-Check (online via our Resident Portal or Mobile App)
4. Pay using PayPal
5. Pay via telephone with a credit card or e-check by calling RealManage toll free at 1-866-473-2573.
6. Pay via U.S. mail as follows:
Please send your assessment payment(s) along with your coupon or statement tear-off to the address below. If you do not have a coupon or statement, please make sure to write your South Island Plantation property address on the check and include your account number if possible.
Payment Processing Center
c/o RealManage
PO Box 105007
Atlanta GA 30348-5007

You can access your HOA information and account information on the go via the CIRAMOBILE app:

The CIRAmobile app for iOS-Apple is: <https://apps.apple.com/us/app/ciramobile/id745990885?mt=8>

The CIRAmobile app for Google Play is:

https://play.google.com/store/apps/details?id=ciraconnect.ciramobile&hl=en_US&utm_source=Resident_Service_Page&pcampaignid=MKT-Other-global-all-co-prtnr-py-PartBadge-Mar2515-1

Thank you,

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