Currents
NEWS FROM THE SEABROOK ISLAND PROPERTY OWNERS ASSOCIATION

March 2020

Special Inaugural Edition!
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IMPORTANT DATES

Annual Meeting -
Saturday 02/15/2020

March Board Meeting -
Monday 03/16/2020

Brown & White Pickup -
Friday 02/14/2020
Friday 03/06/2020
Executive Director’s Report

Heather Paton, MCM, CMCA, LSM, PCAM

Welcome to the premier issue of Currents, the official newsletter of the Seabrook Island Property Owners Association.

Our purpose in publishing this newsletter is to keep our property owners up to date on SIPOA Administrative happenings: department news and initiatives, SIPOA-sponsored activities, and other information related to SIPOA operations in our community.

In keeping with SIPOA’s commitment to sustainability and the Audubon International Sustainable Communities Designation, we plan to publish in an online format – save trees and save postage.

In January and February each year, SIPOA Administration focuses on preparation for the Annual Meeting. Per SIPOA bylaw requirements, the Annual Meeting materials are distributed to property owners via email or USPS in mid-January. Materials include information on Board and Nominating Committee candidates, the annual budget, and proxy appointment forms for casting your votes. We strongly encourage everyone to enroll in e-voting. It’s too late to do so for the 2020 Annual Meeting, but if you received your Annual Meeting materials via mail this year, please go to www.sipoa.org/forms and click on the “sign up for e-voting” link. E-voting saves SIPOA time, paper, and postage costs, while making it easy for you to cast your vote.

At the 2020 Annual Meeting, we will welcome four new Board of Directors members and two new Nominating Committee members. Leaving the Board in 2020 are: Guy Gimson (2014-2020), Dennis Pescitelli (2017-2020), Veronica L’Allier (2019-2020), Ellen Coughlin (2019-2020), and Tina Mayland (2018-2020). They all have volunteered hours of their time and effort to improving where we live, and it is much appreciated. Volunteerism is essential for SIPOA committees as well. To express our thanks for all our Board and Committee volunteers and their contributions, SIPOA hosted a Volunteer Appreciation Event on January 27th at the Lake House. If you are interested in volunteering for a SIPOA committee, please complete and submit the 2020 SIPOA Committee Volunteer Form in your Annual Meeting package. It is also located online at: www.sipoa.org.

Immediately after the Annual Meeting, the Board holds an Organizational Meeting to elect officers and appoint committee chairs/vice chairs. During the following week, Board members attend a full-day mandatory orientation session. There, they meet with our outside counsel and other advisors to learn about our governing documents, the policy-based governance model, Board member roles and responsibilities, fiduciary duties, SIPOA policies, insurance, etc. It’s a long day with lots of good information, and yes, there is a quiz!!

Recently, SIPOA was selected by the Community Associations Institute (CAI) as the host of a two day class for managers who are taking the exam to become a Professional Community Association Manager (PCAM). CAI is an international organization dedicated to building better communities via education and resources for community management professionals and community leaders. CAI has an extensive Professional Development Management Program that provides educational courses for community managers who want to increase their skills and knowledge. The PCAM is the highest professional recognition available worldwide to managers who specialize in community association management. Of the more than 40,000 members of CAI, 3,000 have earned the designation. To be eligible to take the exam, managers must have five years of direct association management experience, complete six pre-requisite classes, and earn other intermediate designations. To earn the designation, candidates combine classroom training with extensive on-site inspection and review of the host community. Following the site visit, candidates have approximately 30 days to complete a final paper addressing ten detailed questions based on general management as well as specific topics related to the host community. Approximately 20-25 PCAM candidates will be attending class here on February 20th and 21st. You may see them touring the community or SIPOA facilities during that period. It should be an interesting experience for the students and SIPOA staff, and gives us an opportunity to demonstrate how exceptional our community is. We wish the candidates well with their exams and certifications.
Stormwater Rehabilitation Program History

Most of the stormwater drainage system on Seabrook Island was constructed in the 1970’s when the island was first being developed. The most commonly used pipe material during this time was corrugated metal pipe. It was popular because it was cost effective, light weight, and easy to install. The problem with corrugated metal pipe is that it is susceptible to corrosion, especially if it is exposed to a saltwater environment like we have here at Seabrook Island. Over the past 40 years these pipes have corroded, and they must be repaired to continue to function properly. SIPOA started a rehabilitation program to repair these pipes in 2004 when they used cured-in-place pipe (CIPP) to line 504 feet of stormwater pipe. Since then, SIPOA has used CIPP to line over 30,000 additional feet of stormwater pipe.

What is Cured-in-Place Pipe (CIPP)?

CIPP is a product that allows for a new pipe to be installed inside of an existing host pipe. The process requires no excavation and can be done quickly within minimum disruption. The process involves inverting a felt tube that is soaked in resin into the host pipe by filling it with water. The water is then heated to approximately 130 degrees and held for one hour to allow the resin to cure. The result is a hardened pipe material that fits in direct contact with the host pipe and has zero joints. The new CIPP material has a 40-50 year or more life expectancy. A picture of CIPP pipe installation is included below for your reference.

Current Project

SIPOA has contracted with Inland Pipe Rehabilitation (IPR) to rehabilitate 10,852 feet of pipe using CIPP. The scope of this work was determined by evaluating the condition of each stormwater pipe and its impact from failure to prioritize the pipes needing rehabilitation. The contractor will be working at various locations throughout Seabrook Island until June. You may see equipment similar to what is shown above, and they may be blocking a lane of traffic to allow them space to complete their work. Please exercise caution and patience when driving around this work. We appreciate your cooperation while we work to keep our stormwater system functioning at its best!
Crape Myrtle: The Lilac of the South

Adrea Hughes, ASLA, LEED Green Associate, ISA Certified Arborist Municipal Specialist SO-6415AM

Engineering and Architectural Review Assistant

With handsome bark and large clusters of flowers, the crape myrtle is one of the most popular ornamental plants of the south and sometimes referred to as the “lilac of the South”. The common crape myrtle, Lagerstroemia indica, is a native of China and Korea. They prefer moist, well-drained soils and full sun but will tolerate heat, humidity, and moderate amounts of drought. Flower colors range from white, pink, orchid, to dark red. Often Lagerstroemia indica is bred with Lagerstromia fauriei (a Japanese native) for mildew resistance, thus creating Lagerstromia indica X L. fauriei. This interspecific hybrid is typically broken into three categories, semi-dwarf (5’ to 12’), intermediate (13’ to 20’) and tree type (23’ to 33’). The number of crape myrtle cultivars is staggering but several of the most popular cultivars include:

- “Muskogee” – Large shrub or small tree (21’ high and 15’ wide), prolific light lavender-pink flowers July to September, shiny light gray to tan bark
- “Natchez” – Large shrub or small tree (21’ high and 21’ wide), dark cinnamon-brown, sinuous, mottled, exfoliating trunk bark that remains spectacular throughout the year, pure white flowers in late June/July into September
- “Dynamite” – Intermediate height (up to 20’ tall), flower buds are crimson with cherry red flowers, highly resistant to powdery mildew
- “Tuscarora” – Large shrub or tree (15’ tall), dark coral-pink flowers from early July with recurrent bloom until September, mottled, light brown bark is spectacular, mildew resistant
- “Chickasaw” – True genetic dwarf, with compact mounded habit (2’ by 3’ to 3 ½’), pink lavender flowers, glossy dark green leaves

The architectural framework and bark of crape myrtles are exquisite and deserve to be preserved by proper pruning. It is a common misconception that crape myrtles require aggressive pruning in order to flower. This is not only false, but has resulted in an overly aggressive pruning practice commonly referred to as “crape murder.” This brutal massacre of crape myrtles to fist size and larger trunks ruins the natural form and encourages growth or spindly, whip-like branches. For removal of any branches more than 2” thick, always cut back to the crotch or trunk. Never leave big, ugly stubs.

Because pruning can significantly reduce cold hardiness, ideally try to complete pruning by early February when the tree is fully dormant and the branches are leafless, by removing any suckers from the base of the plant as well as any deadwood. As the tree grows, remove lower branches from the bottom third of the tree to expose the trunk character. Lastly, remember to remove crossing branches from the canopy. On some cultivars, pruning to remove spent flower blossoms after they fade will stimulate new growth and another blossom flush in late summer.

https://hgic.clemson.edu/factsheet/crape-myrtle-pruning/ (contains great information and example photos)
https://www.youtube.com/watch?v=6ERD4lrbowE
Finance — 2019 Property Transfers and Capital Contribution

Allison Townsley, Finance & HR Administrator

The contribution to capital fee is deposited to SIPOA’s reserves for capital expenditures. The fee is equal to ½ of 1% of the total sales price. It is collected upon the initial sale of property, transfers of interests in property, and every subsequent resale or transfer thereof.

For 2019, we had 205 closings, consisting of 77 single family homes, 110 villas, and 18 lots (excludes the 4 partial ownership transfers). Sales totaled $95,876,900 and contribution to capital fees totaled $479,384.50.

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<thead>
<tr>
<th>Property Type</th>
<th>Sales</th>
<th>Capital Contribution</th>
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<tbody>
<tr>
<td>Single Family Home</td>
<td>$61,906,400</td>
<td>$309,532</td>
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<tr>
<td>Villa</td>
<td>$31,182,000</td>
<td>$155,910</td>
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<tr>
<td>Lot</td>
<td>$2,788,500</td>
<td>$13,942.50</td>
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</tbody>
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Communications — Currents Newsletter

Rhiannon Schalaudek, Communications and Finance Assistant

The Currents Newsletter will be posted to www.SIPOA.org on the 10th of each month. The link will also be included in the weekly blast emails.

Lake House — New Addition

Nic Porter, Director of the Lake House

The Peloton is an indoor bicycle with a Wi-Fi enabled, 22 inch touchscreen capable of streaming live and on-demand classes. It allows the rider to compete with other participants and get a strenuous cardio workout in the process!

The new Kayak Launch should be completed in the next few months. Photos and progress information will be shared soon.
In keeping with the Norred and Associates Inc. tradition of honoring those who demonstrate a strong work ethic, excellent customer service and solid teamwork, the Seabrook Island security officers have voted for the Officer of the Month for November and December 2019.

The November 2019 Officer of the Month is Sean Lopez. Sean is always willing to help others, has great customer service and volunteers almost daily to cover shifts. Sean is a terrific representative of Seabrook Island! Congratulations Sean!!

The December 2019 Officer of the Month is Ed Rooney. Ed arrives at work early every day, keeps his uniform neat, always has a positive attitude and has great customer service skills. Congratulations Ed!!
QUESTIONS OR COMMENTS?
REACH OUT!
PUBLICCOMMENT@SIPOA.ORG

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