Departmental Information

Administration ~ 2-3
Finance ~ 3
Architectural Review ~ 4-6
Engineering ~ 7-8
Safety & Security ~ 9-12

IMPORTANT DATES

March Board Meeting
Monday 03/16/2020

Brown & White Pick-up
Friday 04/03/2020

Calling all Seabrook Island Photographers!

Do you have a favorite Seabrook Island photo that you’d like to share?

SIPOA is soliciting photos of the Seabrook Island natural environment for use on our website and/or eblasts, and in the monthly newsletter.

If you like to share your photos, please submit your favorite(s) in JPG format to the SIPOA office at:
rschalaudek@sipoa.org

If your photos are published, we will

Feedback?
Questions? Comments?
Suggested Topics?
Email us!
publiccomment@sipoa.org
Administration

2020 Annual Assessments

The 2020 Annual Assessment invoices were mailed in late February following approval of the Annual Budget. Payments are due on or before March 31, 2020. The invoices also include a $95.00 one-time special assessment for Hurricane Dorian cleanup costs.

Each year Administration staff receives many questions about the assessments, such as why owners are receiving an invoice, and what the money is used for. Although much of this information is included in the Annual Meeting materials that are distributed to all property owners, the following is an overview of how the assessment monies are allocated.

SIPOA has two components within each annual budget:

- The **Operating** budget ($4,956,505 for 2020), covers routine, predictable expenses such as security, administration, landscaping, trash/recycling/yard debris collection, utilities, general maintenance, IT, and routine repairs and maintenance of SIPOA facilities and infrastructure.

- The **Capital** budget ($2,604,135 for 2020), includes reserves for future projects such as roads and Cap’n Sams Inlet Relocation, and covers major repairs and replacement of facilities, goods and infrastructure based on planned/phased projects and guided by the Replacement Reserve Study. The Reserve Study is an evaluation of all SIPOA facilities and a timeline for repair and/or replacement for a period of 40 years based on industry-standard life-expectancy for each item. The study is a living-document that serves as a guide for long-term budgeting and reserves. However, if an item is in good working order and doesn’t need replacement as anticipated, the study is adjusted to account for replacement in a future year.

**SIPOA 2020 Operating & Capital Budget Summary**

![Operating Budget Allocations Diagram](image)

- Administration 7%
- HR 28.8%
- Insurance 4%
- Vehicles 0.8%
- Buildings 10.2%
- IT 3%
- Lake House 7.9%
- Environmental 20.8%
- Infrastructure 3%
- Security 14.5%

![Capital Budget Categories Diagram](image)

- Administration Building 0.6%
- Community Center 0.8%
- Future Projects 21.1%
- Roads/Drainage 44%
- Boardwalks/Beach 15.6%
- Equipment 4.3%
- Lake House & Pool 13.8%
Annual assessments and other income* fund the operating activities in each of department, such as:

- Recreation – Lake House and island-wide fitness and activities programming and community events.
- Security – island access control, community patrol, enforcement of traffic regulations.
- Administration – Finance, HR, Communications, Architectural Review, and IT.

*Other income includes gate access fees, fitness center and personal training income, Club and Bohicket Marina Village assessments, ARC fees, violation assessments, meeting room rentals, etc.

**Finance**

2020 Property Transfers and Contribution to Capital Fees

*Allison Townsley, Finance & HR Administrator*

Contribution to capital fees are 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.

As of February 2020, we’ve had 30 closings, consisting of 12 single family homes, 12 villas, 5 lots, and 1 Green Space transfer. Sales totaled $18,340,537 and contribution to capital fees totaled $91,702.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Home sales</td>
<td>$13,290,250</td>
</tr>
<tr>
<td>Villa sales</td>
<td>$3,410,287</td>
</tr>
<tr>
<td>Lot sales</td>
<td>$1,640,000</td>
</tr>
<tr>
<td>Single Family Home capital contribution</td>
<td>$66,451</td>
</tr>
<tr>
<td>Villa capital contribution</td>
<td>$17,051</td>
</tr>
<tr>
<td>Lot capital contribution</td>
<td>$8,200</td>
</tr>
</tbody>
</table>
 Architects Review

Ray Hoover, SIPOA Vice President & ARC Chair

Answers to ARC Questions...

At each SIPOA Board Meeting, time is set aside for property owners questions, concerns and comments. During our SIPOA Annual Meeting on February 15th, our property owners raised two concerns which relate to the Architectural Review Committee’s responsibilities. These concerns involved:

- Property Maintenance
- Building Permit Approval Process

Property Maintenance

The ARC’s duties are prescribed in SIPOA’s Governing Documents. These include the SIPOA Protective Covenants, Bylaws and especially the “Policies and Procedures for Residential Development,” also known as the “P&P”; the primary document we refer to on a day-to-day basis. The P&P establishes the requirements, design guidelines, standards and process for developing new homes, renovation of existing residences, as well as the maintenance of existing properties including vacant lots. The P&P says it well: Seabrook Island is a barrier island of singular beauty. The unique character of its barrier island environment is a shared resource that creates an opportunity to ensure that homes complement and are a part of the sea island environment.”

Complementing that sentiment, the P&P addresses the “Maintenance of Property” as follows: It shall be the responsibility of each Property Owner to prevent the development of any unclean, unsightly or unkept conditions of building or grounds, including excessive undergrowth, which shall tend to detract from the beauty or safety of the neighborhood as a whole.”

The P&P also describes in greater detail the process and remedies available to SIPOA as it works with Property Owners to remediate maintenance conditions.

Building Permit Approval Process

It is very common to have multiple jurisdictional entities involved in the approval process. Each entity has their own role in the design and building process before a building permit can ultimately be issued. Seabrook Island is no different. For Seabrook Island, the entities listed below are involved in the approval process and have prescribed responsibilities. Each has an important and valuable role. The approval sequence includes:

- Regime and Association Boards: Compliance with the regime’s standards. (this step is only necessary if the property is within a regime or association.)
- SIPOA ARC: Aesthetic compatibility and compliance with the P&P within the context of the island, property location and environment.
**Town of Seabrook Island:** Zoning review including usage, setbacks and height restrictions.

**Charleston County Building Department:** Building codes and Life Safety Issues.

Our ARC staff is a great resource to help inform and guide our Property Owners, their design professionals and builders through the approval process. Katrina Burrell, Director of Architectural Review and Administration assisted by Adrea Hughes, Engineering/Architectural Review Assistant remain available to share their advice.

**February 2020 ARC Activity**

*Katrina Burrell, CMCA, AMS, Director of Administration and Architectural Review*

**Applications Pending (14)**

New Homes - Approved, but not yet started (5); Under Construction (20) (*includes 3 that have requested a Final Review, but not received Deposit Refunds yet); Completed YTD (1).

**Repair & Maintenance Projects approved by Staff:** (61) - YTD (132)

**Enforcement Actions** (7) - YTD (11)

**South Carolina’s State Flower: Yellow Jessamine**

*Adrea Hughes, Engineering/Architectural Review Assistant*

Recently as I walked along the streets of Seabrook Island, I was taken by the profusion of trumpet-shaped, golden yellow flowers of the yellow jessamine. Gelseminum sempervirens, also referred to as Carolina jessamine, typically puts on a stunning flower display from February to April, depending on the weather. The plant itself is a twining, evergreen vine that can grow to be 10 to 20 foot long and is typically seen in the native landscape climbing trees and shrubs to develop a mound of tangled stems. The fall foliage often has a purplish-green appearance.
Yellow jessamine was adopted by the General Assembly in 1924 as the state flower stating that, “it is indigenous to every nook and corner of the State; it is the first premonitor of coming Spring; its fragrance greets us first in the woodland and its delicate flower suggests the pureness of gold; its perpetual return out of the dead winter suggests the lesson of constancy in, loyalty to, and patriotism in the service of the State” www.scstatehouse.gov>man19.

This beautiful native deserves to be used more widely in the planted landscape. It tolerates wet soils, sun or shade, acid or slightly alkaline soil, wind, short periods of drought, and moderate amounts of salt. However tough as it may be, ideal planting conditions for this plant include rich, well-drained soils and the support of trellises, arbors, or other garden sculptures.

Cultivars to consider for the landscape:

Butterscotch™ - flowers 2 to 3 weeks longer than the species and often repeats flowers in the fall
Lemon Drop™ - compact with shrub-like habit and softer yellow flowers
‘Margapata’ – the coldest tolerate cultivar to zone 6 that can survive winters to minus 25 F
‘Pride of Augusta’ – a popular double flowered cultivar that stays in bloom longer than the species

For a plant engrained with symbolism, tough as nails, and as stunningly beautiful as the yellow jessamine, it must be cautioned that the entire plant is poisonous. The flowers, leaves and roots contain the toxic strychnine-related alkaloids gelsemine and gelseminine. It can be toxic to livestock. Deer and rabbits will not eat it. The sap may cause skin irritation to sensitive individuals and children, mistaking the flowers for honeysuckle, can be poisoned by sucking the nectar from the flowers.
High Tides, Storm Surge and Rain; A Discussion About Flooding

On February 17\textsuperscript{th}, a community education presentation was given at the Lake House to discuss flooding on Seabrook Island. The presentation was well attended with over 100 residents in the audience. The intent of the presentation was to help educate residents about flooding and provide detailed information about the topics below.

- Types of flooding on Seabrook Island
- Tools available to property owners
- What is being done to mitigate the impacts of flooding

An outline of the presentation can be found \href{[here]}{here} for those who have not seen it. Residents are encouraged to spend some time exploring the tools presented in the links available on slide 14. These tools provide valuable information about national, state, and local flooding related resources.

Lake House Indoor Pool Update

The new HVAC system for the indoor pool at the Lake House has been installed. This is a very large unit that sits on the roof of the Lake House and required a crane for removal and placement of the new system. You may have seen this massive crane occupying the Lake House parking lot two weeks ago. We were able to keep the pool open during this installation. The new system will be more reliable and offer us some improved controls and monitoring over the old system. The new unit is currently operating and we will be working to calibrate the system for optimal performance over the next few weeks. Thanks for your patience as we work to keep our facilities in great condition.
Leaf Collection

As spring gets closer, our annual oak leaf shed is underway. In an effort to keep these leaves out of our stormwater pipes and ponds, SIPOA will be working to collect these leaves. Beginning on Monday, March 9th, SIPOA will temporarily discontinue leaf blowing activities. Instead, street sweepers will be utilized to collect leaves from the roadways. The street sweeper will look similar to the one pictured below. Leaf collection will be carried out for a period of 5 weeks and will end on April 10th. Last year we were able to collect approximately 240 cubic yards of leaf debris from our roadways! Thank you for your patience with leaf debris on the roads as we work to keep our stormwater system functioning at its best.

To view a video of the street sweeper in action, click here.

Keeping our beautiful island clean!
Introducing our new Security Account Manager

Patrick Stegall

Norred & Associates Inc., has assigned a new Account Manager for Seabrook Island. Patrick Stegall began work at SIPOA on February 24th, replacing Mike Whitlow who was offered a position with Norred in GA.

You may see Patrick out and about on the island as he familiarizes himself with our community.
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 January and February 2020.

The January Officer of the Month is Liz Amill. Liz is always on time, maintains a professional appearance, and has an infectious attitude that positively affects those around her. She is constantly willing to put others before herself and help when needed. Congratulations Liz!

The February Officer of the Month is Dameon Woodard. Dameon consistently demonstrates his ability work well with others. He readily maintains a polite and professional attitude towards everyone he interacts with. He is a very dependable and hardworking officer. Congratulations Dameon!
In December, 2019 the SIPOA Board of Directors approved a change to the Rules & Regulations to permit the use of Class 1 pedal-assist E-bikes. These bikes may benefit residents with limited mobility by expanding their opportunities to enjoy the outdoors and increase their physical activity.

There are three classes of E-bikes, and Class 1 E-bikes are the only E-bikes approved for use within the Seabrook Island Development.

A Class 1 E-bike is defined as a bicycle/tricycle with operable pedals equipped with a motor that provides assistance ONLY when the rider is pedaling, and that ceases to provide assistance if/when the bicycle/tricycle reaches the speed of 20 miles per hour. The electric motor is less than 750 watts (1 h.p.), and has no throttle.

Class 1 E-bikes are required to be registered with SIPOA Administration. Registered E-bikes will receive a SIPOA bicycle decal designating SIPOA’s verification that the E-bike is a Class 1 bike approved for use in the community. The registration form is available at the Administration office and on the SIPOA website. Click here to register your e-bike on our website.
Low Speed Vehicles (LSV)/Neighborhood Electric Vehicles (NEV): An LSV/NEV is a motor vehicle that may look like a golf cart to the casual observer, but is actually a motor vehicle requiring registration and insurance, and operation by a licensed driver.

LSV/NEVs may be powered by electric battery or gasoline. Vehicle standards are specified by the National Highway Traffic Safety Administration’s (NHTSA) Federal Motor Vehicle Safety Standard (FMVSS) No. 500. (49 Code of Federal Regulations §571.500).

An LSV/NEV has 4 wheels, a top attainable speed in 1 mile of more than 20 mph and not more than 25 mph on a paved level surface, a gross vehicle weight rating of less than 3,000 pounds, and a Vehicle Identification Number (VIN). Only LSV/NEVs registered and licensed under South Carolina law, or registered and licensed in another state shall qualify as an LSV/NEV. Golf carts, or modified (“street legal”) golf carts do not qualify as LSV/NEVs, and shall not be operated within the SID.

LSV/NEVs are permitted on SIPOA roads and approved for street-use only:

- Each LSV/NEV must be registered and insured pursuant to applicable state motor vehicle laws pertaining to such vehicles, have a 17-digit Vehicle Identification Number (VIN), and display appropriate LSV license plates
- Each LSV/NEV must display a valid SIPOA entry device or pass
- Only drivers having a valid driver’s license may operate LSV/NEVs on SIPOA roads
- LSV/NEVs may not be operated on any bicycle path, walking path or boardwalk, or on the beach
- LSV/NEVs shall be subject to the motor vehicle parking restrictions contained in the SIPOA Rules and Regulations
- Off-road tires may not be used on LSV/NEVs

Are you considering purchasing an LSV/NEV? Before you buy, please contact the SIPOA Administration if you have any questions about the requirements for your new vehicle.