**Departmental Information**

Administration ~ 2-3  
Finance ~ 3  
The Lake House ~ 3  
Architectural Review ~ 4-5  
Engineering ~ 6-9  
Safety & Security ~ 10

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**Important Dates**

**Virtual Board Meeting**  
Monday April 20, 2020 1 PM  
*Zoom instructions will be in today’s eblast*

**Next Brown & White Pick-up**  
Friday 05/01/2020

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**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 include photography credit along with the photo.

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**Feedback?**  
**Questions? Comments?**  
**Suggested Topics?**  
**Email us!**

publiccomment@sipoa.org
How Has COVID-19 Affected SIPOA Operations?

In only a few short weeks our world has experienced unprecedented changes.

Like many other communities, SIPOA has implemented operational practices to help keep our residents and employees safe and healthy.

All SIPOA facilities were closed effective 3/17/20. To promote social distancing, SIPOA prohibited beach bonfires, and removed the Lake House basketball hoops, soccer goal and volleyball net. We anticipate facilities will remain closed until the end of April. We’ll make a determination of a possible re-open date at that time based on advice from State, Town and health officials.

Many SIPOA employees are working remotely, others are working varied schedules due to child care and other logistical issues. Our maintenance staff is working in teams of two on alternating days to reduce their risk of exposure. Security and maintenance vehicles are cleaned before and after each use, and only one occupant at a time is permitted per vehicle.

We’ve taken advantage of this downtime to tackle some maintenance projects. When we reopen, you may notice that several meeting rooms at the Lake House are freshly painted. Lake House staff and our cleaning contractor have been working since the closure to clean and disinfect the Lake House and Community Center from top to bottom. All hard surfaces, fitness equipment, mats, weights, indoor and outdoor furniture, curtains, and even the books in the library have been cleaned with disinfectant.
Our Security officers are equipped with gloves and masks. Please remember to maintain a 6’ distance when interacting with the officers. The gate processes thousands of vehicles and drivers each month. Please do what you can to reduce exposure and keep the officers safe and healthy.

SIPOA committee meetings have gone virtual. Committee members are meeting via Zoom and other similar meeting services. The technology is working very well! Approved committee minutes are posted in the Gateaccess.net document library as usual.

Routine services such as trash collection, recycling, Brown/White pickup, and common area mowing are still being done as normal. We don’t anticipate any interruption of those services at this time.

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 March 2020, we’ve had 60 closings, consisting of 24 single family homes, 28 villas, 7 lots, and 1 Green Space transfer. Sales total $35,320,537 and contribution to capital fees total $176,602.

<table>
<thead>
<tr>
<th>Type</th>
<th>Sales Amount</th>
<th>Capital Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Home</td>
<td>$24,680,250</td>
<td>$123,401</td>
</tr>
<tr>
<td>Villa</td>
<td>$8,855,287</td>
<td>$44,276</td>
</tr>
<tr>
<td>Lot</td>
<td>$1,785,000</td>
<td>$8,925</td>
</tr>
</tbody>
</table>

THE LAKE HOUSE

Are you becoming a Covid-19 couch potato? Looking to get moving?

The Lake House staff has been creative in maintaining options for physical activity. Below is a short sample video. Email Jamie Mixson at imogus@sipoa.org for more details.

Core Fit by Mark - https://youtu.be/7GWxKSO7WAE
New Homes:

Applications Pending = 13
New Homes Approved, not yet started = 6
New Homes Under Construction = 19 (*Includes 2 that have requested a Final Review, but not received Deposit Refunds Yet.)
Completed YTD: = 3

Repair & Maintenance Projects:
Maintenance Projects Approved by staff in March = 64
Total YTD = 202

Enforcement Actions in March = 0
Enforcement Actions YTD = 11

The Chinese Tallow Tree is an invasive species on Seabrook Island

Adrea Hutchinson Hughes, ARC & Engineering Assistant, ASLA

The Chinese tallow tree, sometimes referred to as the popcorn tree, rapidly colonizes by root sprouts and seeds that are spread by water, wind, and birds. They grow profusely along riverbanks and other wet areas but are not restricted to moist conditions. In fact, they can endure severe drought and are somewhat resistant to fire. They are seen at Seabrook Island in more saline areas and are relatively tolerant of salinity.
The Chinese tallow tree has been cultivated as an ornamental due to its fast growing nature and autumn foliage. The tree is deciduous and may reach 60 feet in height and 3 feet in diameter. The bark is easily identified with deep, light-gray fissures. Inflorescences appear in April to June as slender, drooping spikes. They have no petals but are yellow-green. Fruits appear in August to January and release 3 white, wax coated seeds that resemble popcorn. Chinese tallows have tremendous reproduction potential. They reach reproductive age in as little as 3 years and remain reproductive for at least 60 years. A mature tree can produce 100,000 seeds.

When tallow invades, it monopolizes large areas and causes large-scale ecosystem modification. Tallow can readily become dominant in wet prairies and bottomland forests. Once established, they out-compete native species, thereby reducing plant and animal species diversity. They are further able to monopolize the landscape by releasing a toxin through the leaf litter that is known to change the soil chemistry and make it difficult for other plants to grow. For more information go to: https://www.se-eppc.org/manual/SASE.html
As many of you may have already noticed, the new kayak launch is open and ready for use. The kayak launch is located at the end of Cap’n Sams Rd past the fire station. It is immediately adjacent to the existing boat ramp. Construction began in early February and was completed in late March.
Below you can see some photos documenting the construction progress. The new kayak launch is designed to provide much easier access to the water for kayakers. Residents can pull their car directly to the edge of the dock to unload their kayak. The floating dock is also equipped with an entry and exit platform that allows users additional stability for their kayak while getting into and out of the water. We hope that residents will be able to take advantage of this new amenity this summer!
On 4/13/20, Seabrook Island Experienced a confirmed EF-1 tornado. Clean up is still in progress.
Tornado Damage & Clean-up!

On 4/13/20, Seabrook Island Experienced a confirmed EF-1 tornado. Clean up is still in progress.
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, and the Officer of the Month for March is **Ed Rooney**. Ed is always on time and maintains a professional appearance. He consistently proves to be dependable and gladly covers for others when needed. Ed is extremely outgoing, personable, and willing to help any way he can. Congratulations Ed!