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.

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

Important Dates
Virtual Board Meeting
Monday, May 18, 2020
@1 PM
*Zoom instructions will be in today’s eblast
Next Brown & White Pick-up
Friday 06/05/2020

Departmental Information
Administration ~ 2-3
Finance ~ 4
The Lake House ~ 4
Architectural Review ~ 5-8
Engineering ~ 9
Safety & Security ~ 10
ADMINISTRATION
Heather Paton, Executive Director, MCM, CMCA, LSM, PCAM

Moving Toward the New Normal...

When the Stay & Home Order and State of Emergency were declared by the Governor in March, we knew we’d need to develop plans for a gradual reopening of SIPOA facilities and restarting various programs.

We have created a three-phase operational plan to reopen facilities based on SC requirements, and recommendations obtained from our legal counsel, insurance advisors, industry standards, and other SC communities with similar facilities. Each phase of the plan anticipates the Governor relaxing earlier restrictions. The plan can be modified as the Governor issues new guidelines and can be rolled back if virus risk increases.

Our primary goal is to keep residents, guests and staff virus free. We are trying to accommodate owners, their families and rental guests in a manner that is reasonable and fair for all. However, the State restrictions impose occupancy limits and health and safety procedures. Please keep in mind that social distancing and personal safety recommendations remain in effect at all times. Also, although facilities may open, the decision to use the facilities is a personal one. Before resuming social activities, everyone is advised to evaluate their health risks, determine the level of exposure they are comfortable with, and take personal precautions accordingly.

The Governor has authorized restricted openings of fitness centers and pools effective May 18, 2020. A schedule for Property Owner use of SIPOA facilities from May 18, 2020 – May 31, 2020 can be found at this link. A schedule for visitor/rental guest use of SIPOA facilities from May 18, 2020 to May 31, 2020 can be found here. The schedule will also be posted in the eblast, website and Tidelines, and provided to rental guests at the gate. The schedule is based on stringent occupancy restrictions and safety requirements in the opening authorization. There are some SIPOA areas that will remain closed, and others that have strict schedules to allow for controlled access and cleaning at State specified intervals. Please note that access to some facilities is by appointment only. Please refer to the schedule for further information. Amenity card access to SIPOA facilities continues to be deactivated, and there is no before/after hours access to facilities.
We are required to operate and abide by certain conditions. Some of the conditions are:

- Occupancy in all buildings, including fitness and pool areas, is limited to 5 people/1,000 sqft.
- 6’ distancing must be maintained both inside and outside every facility.
- No towel services are permitted.
- Masks for staff and patrons are required in all fitness facilities at all times.
- Temperature readings for staff and patrons are required before Lake House entry. Temps must be under 100.4 degrees.
- The fitness area must have separate one-way entry and exit doors.
- Fitness facilities must be completely cleaned every 2 hours. Equipment is to be cleaned after each use. Cardio equipment users cannot use adjacent machines.
- Outdoor fitness classes must have a 10’x 10’ area for each participant, and participants must stay within their “box”.
- No equipment can be shared.
- No pool accessories are permitted – noodles, floats, etc.

SIPOA will have staff stationed at each entry point. We ask for your compliance, patience, and understanding toward other property owners and guests, to allow everyone an opportunity to enjoy our facilities in this challenging time. Please extend the same courtesy toward staff members as we move forward – they may deliver info people don’t want to hear, but are in place to allow us to comply with all requirements for opening facilities. If we don’t comply, we could be shut down...

This isn’t business as usual yet, but with careful attention to health practices and the courtesy and hospitality our community is known for, we’ll get through this together.
FINANCE
Allison Townsley, Finance & HR Administrator

2020 Property Transfers and Contribution to Capital Fees

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 April 2020, we’ve had 73 closings, consisting of 30 single family homes, 33 villas, 9 lots, and 1 Green Space transfer. Sales total $41,569,537 and contribution to capital fees total $207,847.

Single Family Home sales - $28,707,750  Single Family Home capital contribution - $143,539
Villa sales - $10,792,287  Villa capital contribution - $53,961
Lot sales - $2,069,500  Lot capital contribution - $10,347

The Fitness Center and outdoor pool will be open with limited access starting Monday, May 18, 2020. The Lake House will close at 5:00p.m. every day and there is no before/after hours access.

Some group exercise classes will also resume Monday, May 18, 2020 and will be held outside. A list of classes can be found here. If you would like to reserve a spot, please email jmogus@sipoa.org. By SC requirements, attendance in these classes is limited to 9 people spaced in 10’ x 10’ “boxes.” The May video exercise classes will also continue for all registered participants.

Per Heather Paton’s intro letter, the Governor has authorized very restricted openings of fitness centers and pools effective May 18, 2020. A schedule for Property Owner use of the SIPOA fitness center and indoor pool from May 18, 2020 – May 31, 2020 can be found at this link. A schedule for visitor/rental guest use of the SIPOA fitness center and indoor pool from May 18, 2020 to May 31, 2020 can be found here. Please note that access to these areas is by appointment only due to our requirement to comply with occupancy limits. You may schedule your appointment by going to this link to secure your spot. Please review the requirements for entry into the fitness center included in the links above before you make your appointment(s).
ARCHITECTURAL REVIEW
Katrina Burrell, CMCA, AMS, Director of Administration and Architectural Review

ARC Activity: April 2020

New Homes:

Applications Pending = 10
New Homes Approved, not yet started = 7
New Homes Under Construction = 23 (*Includes 5 that have requested a Final Review, but not received Deposit Refunds Yet.)
Completed YTD: = 3

Repair & Maintenance Projects:

Maintenance Projects Approved by staff in April = 97
Total YTD = 300

Enforcement Actions in April = 5
Enforcement Actions YTD = 16

*In addition to the statistics listed above, ARC Staff also conducted 2 Initial Site Visits and 4 Final Reviews along with Stamping / Approving Permitting Plans for 3 New Homes in April. During two ARC Meetings in April, the Committee reviewed and discussed a total of 22 items.
Flowering Plants

For Backyard Buffers along the Pond Edge

Seashore Mallow or Marsh Mallow
*Kosteletzky a virginica* Family: Malvaceae

Seashore mallow is a perennial herb with dainty, pink flowers visible from July to October. The flowers are like those of a hibiscus, with numerous stamens fused to a central style. Seashore mallow is found at the fringes of brackish and freshwater marsh habitats of the eastern part of the United States. It typically grows 3 to 5 feet tall with several stems that arise from a single crown. Their gray-green leaves are 3 lobed and covered with dense, star shaped hairs.

Blue Flag Iris
*Iris virginica* Family: Iridaceae

The showy, slightly fragrant flowers of the blue flag iris consist of 3 horizontal sepals, or “lower lips,” and 3 erect petals. The petals and sepals vary in color from dark-violet to pinkish-white with a splash of yellow at the apex of the sepals and can function as a landing pad for visiting insects. The flowers usually emerge in early spring and last for a month.

Blue Flag iris is common in the shallow, standing waters of swamps, rivers, and ditches. These elegant natives grow up to four feet tall with coarse-textured, upright foliage. They usually occur in dense patches that originate from underground rhizomes.

Several Native America tribes may have used Blue Flag Iris for medicinal properties including the “shock following alligator bite”.

Continued next page
Atamasco Lily or Rain Lily

*Zephyranthes atamasca*  Family: Amaryllidaceae

Often blooming a few days after a rainstorm, rain lilies have a white flower with a sweet fragrance. The flowers are short lived and typically last only a day or two. Usually broad, grass-like leaves emerge before they flower in early March or April. Rain lilies are native to swampy forests and prefer acidic, boggy soils rich with leaf mold.

Duck Potato

*Sagittaria lancifolia*  Family: Alismataceae

The showy, white flowers of duck potato are borne in whorls on leafless stems, each bearing three small, round petals. A perennial growing in shallow wetlands, duck potato is often seen growing in colonies rising above the water in dense rosettes. The large, lance-shaped leaves can be rather variable in size and shape. The roots are white and thin, producing white tubers with a purplish skin. These tubers were once an important food source for the Indigenous peoples of the Americas. Despite the name duck potato, ducks rarely consume the tubers since they are often buried too deep. However, ducks will often snack on the seeds.
Turtle nesting season is here! The nesting season runs from May through October. Use sea turtle-friendly lights or no lights at all! Please follow these five principles to protect them.

### LIGHT TO PROTECT THE NIGHT
Five Principles for Responsible Outdoor Lighting

<table>
<thead>
<tr>
<th>Principle</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>USEFUL</strong></td>
<td><strong>ALL LIGHT SHOULD HAVE A CLEAR PURPOSE</strong></td>
</tr>
<tr>
<td></td>
<td>Before installing or replacing a light, determine if light is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps to reduce the need for permanently installed outdoor lighting.</td>
</tr>
<tr>
<td><strong>TARGETED</strong></td>
<td><strong>LIGHT SHOULD BE DIRECTED ONLY TO WHERE NEEDED</strong></td>
</tr>
<tr>
<td></td>
<td>Use shielding and careful aiming to target the direction of the light beam so that it points downward and does not spill beyond where it is needed.</td>
</tr>
<tr>
<td><strong>LOW LIGHT LEVELS</strong></td>
<td><strong>LIGHT SHOULD BE NO BRIGHTER THAN NECESSARY</strong></td>
</tr>
<tr>
<td></td>
<td>Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended.</td>
</tr>
<tr>
<td><strong>CONTROLLED</strong></td>
<td><strong>LIGHT SHOULD BE USED ONLY WHEN IT IS USEFUL</strong></td>
</tr>
<tr>
<td></td>
<td>Use controls such as timers or motion detectors to ensure that light is available when it is needed, dimmed when possible, and turned off when not needed.</td>
</tr>
<tr>
<td><strong>COLOR</strong></td>
<td><strong>USE WARMER COLOR LIGHTS WHERE POSSIBLE</strong></td>
</tr>
<tr>
<td></td>
<td>Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.</td>
</tr>
</tbody>
</table>

Infographic photo courtesy of [www.inside.lighting](http://www.inside.lighting).
Boardwalk 1A Progress
The replacement of 1,000 feet of boardwalk along Boardwalk 1A is underway. The existing boardwalk has been completely removed and the new piles have been installed. The majority of the stringers are in place and several hundred feet of decking has been installed. The attached pictures show the progress along Boardwalk 1A. We plan to have this project complete and the boardwalk reopened in June.

Boardwalk 2 Progress
Demolition and replacement of 700 feet of Boardwalk 2 began on May 11th. This project was intended to begin earlier this year so as not to interfere with summer beach season, but unfortunately standing water from large rain events delayed the start. The standing water was pumped for a period of several weeks and the area is now dry enough to work. We are moving forward with demolition and replacement now rather than waiting until the fall due to safety concerns with the existing boardwalk. We understand that this is inconvenient timing for those wishing to access the beach and our contractor is committed to completing this work prior to July 4th. In the meantime, parking is still open at Boardwalk 2 and beach goers may access the beach by walking through the Community Center parking lot to Boardwalk 1. Please exercise social distancing when walking to the beach on Boardwalk 1. There is a vehicle driveway that may also be used by pedestrians to allow for proper distancing. Thank you for your patience and understanding.
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 Officer of the Month for April is Trayvon Brisbane. Trayvon consistently demonstrates his ability to 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 Trayvon!