

**Dataw Island Owners Association
Board of Directors Meeting**

Minutes of January 16, 2023

All members of the DIOA Board were present. Ted Bartlett, Lori Murdaugh, Carol Garrison, and 13 residents were also present.

Call to Order

The meeting was called to order by Chris Huber, DIOA Board President, at 10:00am.

Approval of Minutes

A motion was made to approve the minutes of the meeting of December 19, 2022. The motion was seconded, and the minutes were approved.

General Manager's Report – Ted Bartlett

Ted commented that through the end of 2022 we had sold 103 properties for the year vs. 191 the year prior which was a record. In a normal year, our par is about 60 to 65. It goes up a little bit when there are more homes to sell, and they have been building at a rapid clip in the last 5 years. So, 103 is still a strong number for property sales in the year.

There are 19 homes on the market, which includes the ones that are under contract. There are really only about 12 available homes. There are 23 lots on the market. Out of those 23, DIOA has about 11 that are on the market. The median sales price on Dataw for the year was \$560,000 vs. \$399,000 a year ago.

Marketing had some coverage in December in Homes and Land, and Links Magazine, which got a lot of attention.

Security had 133 medical incidents for the year, 18 for the month of December, which is fairly standard. All told there were 1,251 incidents for the year that Security responded to. Just under \$30,000.00 was collected in passes and decals over the month. That money goes into the Reserve Fund to fund infrastructure needs.

Landscape Maintenance has a bank renourishment project going on at Sparrow Nest that will be starting next month. It is on the pond between two properties where the pond bank has been slowly slipping away with the tidal exchange every day. They are going to shore that up with some rip rap and try to save as much vegetation as possible during that transition, as well as plant some back.

The freeze a few weeks ago really set us back. The island is looking a little haggard. They had to basically cut everything back to the ground. We will replant once we feel comfortable that we are not going to get more frost like this that would do more damage.

The Marina ended the year achieving their SMART Goal of dry storage: 13, and 88 stacked. They had just under \$1,000 in Dockwa revenue for the month for transient boaters.

IT finally got the equipment in for the Wi-Fi routers after a year of waiting. They gave up on the original vendor and went with another company. We now have outdoor components in place for Wi-Fi at the pool,

Lawn & Racquet, and the Marina, which has been a request for transient boaters at the Marina. Ted commented that he went down and checked it with his phone. It worked fairly well near the fuel dock, but the further west he went toward the end, you start to lose connection. They may need to get a booster of some sort.

TekControl now has the E-pass re-enabled so you can email a link to a bar code so visitors simply hold up their phone to get their gate pass. They are going to try to encourage people to use that to save time and keep the line down at the gate.

Finance Report – Lori Murdaugh

The 12/31/22 operating activity had a surplus of \$84,628 due to a number of items.

First, general operating assessments were favorable to budget with the receipt of several past due accounts and new properties being sold.

The ARB revenue and RV Lot rentals also were favorable to budget.

The marina netted to \$2,387 or \$31k better than budget even with the unbudgeted additional principal payments. Dry storage and fuel sales were key to the marina's financial success this year.

The marketing budget was favorable to budget with lower on-line advertising expenses and the change to Experience Dataw package where we no longer subsidize the overnight accommodations.

Security expenses were unfavorable to budget due to higher labor costs, vehicle maintenance and the repair of the gate system.

Landscape expenses were also higher than anticipated as the crew spent more time on common property installing grass in medians, several unbudgeted trees had to be removed and the cleaning cost of the two outdoor bathrooms increased significantly.

The Reserve Fund balance increased by \$114,654 but the main reason we were able to increase reserve funds was the surplus from operations. Revenues were \$1,496,690 and expenditures totaled \$1,382,036 netting to \$115K.

The Annual Meeting packages will have to be completed within the next several days in order for the on-line service to be able to send them on January 25th.

Committee Reports

Architectural Review Board – Clay Fails

Mr. Fails reported that the ARB met a week later than usual because of the holidays.

There were 2 new home plans under Preliminary Review, both were preliminarily favorable.

There were 3 Changes to Approved Plans that were approved.

There were 3 items under Acceptance Review, which included one new home construction, so there are now more than 20 that are in the queue. So we can expect construction to be pretty active for the next couple of years.

There were 9 items under Abbreviated Review and 9 items were approved by the Administrator during the month. There were 3 tree removal requests approved by staff during the month. ARB continues to be pretty active.

Common Grounds – Susan Emons

Mrs. Emons reported that they have a new member on the committee, Ann Miglarese, who will be the Conservancy Liaison this year. She is the founder and chair of the Sea Level Rise committee, as well.

Not only did the Landscape Maintenance Department have to clean up the vegetation, the severe cold also killed a lot of the fish in the ponds. That took some time to clean up, as well.

They had to get new permits for the pond maintenance company to do weed control in the ponds.

The Tennis Center is to receive new benches. Common Grounds has a list of where they will put the handed-down benches from Tennis around the island. They will make good use of those, and it won't cost Common Grounds any money.

There are 51 new streetlights that will be going up. The current lights will be replaced with Charleston style look, and they will have LED lights, so they will be 30% brighter.

Last year they were working on an Old Growth Forest designation. She was happy to show the Board that we now have that designation, in the form of a sign which will go on Oak Island. In March they will come and do a formal ribbon cutting. They will be combining that with a Dog Park Party. They are trying to get more people to use the dog park, as there are a lot of new people. It will be called the Yappy Hour.

Government & Community Relations – Martha Keet

Mrs. Keet commented that they had an event planned for January, which got postponed to February because of difficulty getting invitations out.

They are still working on compiling information to be passed on to the next chairperson.

Mr. Huber suggested for the next year's committee to have some sort of presentation by the Gullah/Geechee Queen so that the residents of the island better understand their community. It would be a gesture as a community. Mrs. Keet will pass that suggestion along to the committee.

Ted commented that Queen Quet is the head of the Gullah/Geechee nation. She represents the nation around the world. She travels and gives lectures. She is extremely educated on the culture and is a passionate leader.

Dataw Historic Foundation – Susan Emons

Mrs. Emons commented that they are trying to set up a plan to reinforce the Ruins. They need to hire a special person to set that plan.

The new membership brochures just went out.

They are setting up more history programs. There is going to be a new one on the historic green taffeta dress that they have on display.

They will be looking for residents for docent training right before Beaufort County Senior Leadership. That group always comes over to see the Ruins and has a tour with the Dataw Historic Foundation.

Living with the Covenants – Susan Emons

Mrs. Emons commented that Mr. Ethier presented a draft version of a resolution, based on a Sea pines resolution, to govern the noise level of leaf blowers to 78 decibels. This would affect outside landscapers only. It does not apply to Dataw Island staff or residents. Ted has offered to contact the GM of Sea Pines, as they just instituted this as of January 1. Mr. Ethier will contact some of the outside contractors that do work here for their input on instituting such a plan. It wouldn't be effective until 2024.

In Old Business there were 8 property files, 4 of which were closed. In New Business they had 5 new files, 2 of which were closed.

The list of alarms systems not responding to Security is in the neighborhood of about 200 homes. A pre-warning went out December 28th. A more specific letter went on January 9th telling people what they had to do, how they could do it, who they could call, as far as contractors to work on this, to get their fire alarm hooked up to Security. It is a Covenants that you must be connected to the Security gate for your own safety and that of your house, your pets, and your neighbors. They have set a compliance date of April 1. If you are not hooked up, or do not have an appointment to be hooked up, you will be fined \$50.00 per day until you comply. They have had a few replies from people that are working on the issue.

Ted commented that they added a third security company that can do work on this issue. Citadel Security has joined the effort, along with Beaufort Alarm and Sound, and Southern Sentry. Citadel has done work here in the past. They always had a good track record.

Ted talked to the Director of Community Services at Sea Pines last week. They rolled out a similar program regarding leaf blowers, starting with outside contractors. They require 75 decibels or less, either electric or gas operated. They gave their contractors 18 months to get into compliance. When Ted spoke to him, they had had about 12 days into the new year on that ordinance. So far, no complaints. For enforcement, if they get any complaints, they have compliance officers. As part of their annual decal process, when they renew their decal, they are required to show paperwork on their equipment. Ted also asked him if they had any contractors just say, forget it, and go work somewhere else. He said that has not been a problem but that they comprise 1/3 of all the landscape business on all of Hilton Head Island.

Marina Committee – Gary Schmidt

Mr. Schmidt commented that things are a little bit slower this time of year for the Marina. They finished up their customer satisfaction survey. Overall, it showed an increase or better rating of customer satisfaction by a few percentages over the year. One of the things that went down, both in ratings and comments, was the appearance of the building and landscaping around the area. Nothing is much different from last year, but the survey came out after the presentations of the Master Plan, and people were looking at what it could be like vs. what it actually looks like. Ted commented that they have actually spruced it up since last year, with new sod out front, new landscaping, painting the building etc.

One of the things that came out of the survey was that the power on the wet slip docks, trips a lot. There were very bad ratings and comments. Scott Johnson did a follow-up survey to all of the owners who have boats on the wet slips and it turns out that no-one really had a big problem. They think this was old news. Over the last year, a lot of the power trips were caused by the boat owners. The boat owners have made a lot of changes and of the ones who responded to the second survey, there were no major issues. There are still some longer term power issues that will be addressed if there is an expansion there.

The initial meeting with BMA to look at potential options for wet slips was held in December. The meeting went very well. They came back with a couple of ideas. One was based on a marina in Hilton Head who rebuilt after Hurricane Matthew. A team will go take a look at their marina and talk to them.

Financially, it was a very good year for the Marina.

Mr. Huber commented that he has had a couple of residents that live on Big Dataw Point talk to him about their view of the boatyard now. He thinks that, going forward, they need to be paying some attention to the fact that they can view the boatyard from their back doors.

Mr. Schmidt commented that the survey also gave bad ratings to the building and the boatyard on cleanliness. He believes it had to do with the view of the boats in the boatyard. The bushes that were planted will help. There are also some ugly, derelict boats in the boatyard that they need to address somehow.

Ted commented that they planted 8 new live oaks in there as well as 40 viburnum. The wax myrtle was also cut way back, and it will recover quickly. It will take about a year or a year and a half, but eventually, it will be difficult to see through that 25' wide hedge.

Security – Chris Huber

Mr. Huber commented that Ted had covered all the high points in Security. They are putting a real emphasis on traffic control on the island such as speeding, running stop signs, etc. by cars, golf carts, and bicycles. We don't want people to get hurt. After a warning, or two, they will issue a fine.

Joint Finance –Jack Sovern

Mr. Sovern commented that the committee had some discussion about a storage building for Pickleball and Croquet. There will be further discussion about that.

They had a discussion about the filtration addition on the ponds for Golf & Green. There is a serious aquatic growth problem inside of the pump station that needs to be remedied.

Membership reported that the amenity registrations are in line with expectations.

Joint Investment meets for a monthly phone call with Raymond James. That seems to be starting off well. The DIC and DIOA investments will be subject to a vote at the Annual Meeting.

They discussed and decided that the Developer Incentive Program will not be extended this year.

Joint Long Range Planning – Jack Sovern

Mr. Sovern commented that most of what the Long Range Planning committee had been working on is moving on to other committees or areas. The Community Center expansion, Irrigation work, Master Plan, Causeway Bridge Replacement, are all things that will be taken up by Board committees.

Sea Level Rise committee did an article for the Dialogue and are planning a flyer for Dataw waterfront property owners that will contain information on mitigating flooding.

The committee went through a review of what they had done last year and asked for some suggestions for the upcoming year. More should come from the Strategic Planning Session later in the week.

Joint Marketing and Communications – Martha Keet

Mrs. Keet commented that DatawNet usage has declined a bit, but they believe that is due to the fact that there are fewer people moving this year than last year, creating less messages regarding things for sale or free.

Everyone seems very excited about going back to ForeTees and Court Reserve.

Sometimes in the Pub, member numbers get mixed up or transposed and the wrong person gets charged. So, there was a suggestion that at the Annual meeting, they have a photo booth so that in the website directory, there will be a photograph so that when staff pulls up the account on their tablet, they can verify that they have the right person.

Dataw Academy will be held March 6 – 9.

Joint Technology – Gary Schmidt

Mr. Schmidt reported that the transition back to ForeTees and Court Reserve for sports scheduling is now complete. They are looking at connecting ForeTees to North Star, but there could be a cost to that. They are still waiting to see what that might be.

They talked about member photos for the website, as Mrs. Keet had mentioned. His guess is that this is something that each member can do very easily. They should all be encouraged to do this as it would provide benefits for the staff.

The Technology committee had their final report on fire alarms. That issue is now in the good hands of the Living with the Covenants committee, who, in his opinion, are doing a great job with it.

Tekwave is now ready to go.

Actions Taken Since Last Board Meeting

Joint DIOA and DIC Planning Workshop

Mr. Huber commented that they had a Joint DIOA and DIC Workshop last week following on the tail of the Facility Master Plan. A lot of good things came up in the plan and they don't want to let that momentum die. So, they met last week in a workshop which was very productive. It included all of the members of both Boards.

DIYC Tent Proposal Response

The DIOA Board had received a proposal from the Dataw Island Yacht Club proposing to put a tent at the Marina as a clubhouse. After reviewing the Covenants and Rules and Regulations, they determined that it was something that was out of scope of what can be put up at Dataw, so they responded to the Yacht Club with a letter.

Dataw Island Conservancy Lot 1573 Proposal Response

The Board had received a letter from the Conservancy with a proposal to receive Lot 1573 to be included in green space, at no cost, with no dues, no Club membership, and the Board went back to the proposal that was submitted for the Long Field property by the Conservancy. At that time they said they would not ask for this type of deal again, and the Board rejected their proposal for Lot 1573. A letter was sent to the Conservancy.

Resident Email on Pine Island Development

Mr. Huber had sent out an email out to the residents about the Pine Island Development meeting that happened in the Commissioners office. That email was to state the Board's position that they don't get involved in politics. They also prefer that residents that represent themselves in a public meeting, do not represent themselves as Dataw Island. The Board tries to remain neutral in those types of issues.

Old Business:

New Business:

Proposal for Contractor to Work on Bridge

Mr. Fails commented that in Long Range Planning, they have had a sub-committee, Bridge Replacement Planning Group, that has been working toward the idea of how they are going to replace the bridge when the time comes. They don't know when that is going to happen, but they want to be prepared for when it does happen. They had prepared a request for proposals for engineering firms, which they sent out in late summer.

They received a proposal from BMA back in September. They wanted at least 2 quotes so they could have competing proposals, and they had asked JMT, which is the company that has been working on the bridge repairs to submit. They were not responsive for a long period of time. Just this morning, Mr. Fails found out that they had submitted a proposal. So, we now have two proposals. Both are offering to do the same service.

BMA's proposal was timely, and significantly less expensive from a total cost standpoint to do the work than JMT. We had budgeted \$75,000 this year to do this planning-only work. BMA's price is \$66,000. This is for work to help us to understand the condition of the structures we have, the embankment and the concrete spanning structure, and then to do some preliminary feasibility studies of what the replacement bridge might look like and what the cost might be. That way when they do their target planning, they have a number to shoot for.

Mr. Fails made a motion that the Board accept BMA's proposal in the total amount of \$66,000 for feasibility work and to approve the General Manager to proceed to execute the contract and start the work. The motion was seconded, and after discussion, the motion was approved.

Reappoint Pete Bongiovanni to Three Year Term – Dataw Conservancy

Mr. Huber commented that one of the members of the Dataw Conservancy is Pete Bongiovanni. He is at the end of his 3 year term and he would like to renew for another 3 year term. That is something that the Board needs to make a motion and vote on. Motion was made, seconded, and approved.

Upcoming Dataw Boards Strategic Planning Meeting – 2023 SMART Goals

Mr. Huber commented that there is an upcoming Dataw Boards Strategic Planning Meeting for the DIOA and DIC Boards this coming Friday. It is an all-day event. There are two pieces of this meeting. One is to refresh all the Board members about their responsibilities for committees and also to bring the candidates in who are running for Board positions this year, to get them through their first education session. During that meeting, they also set SMART Goals for 2023.

DIOA Rules Change Section 9.10 Home Security and Alarm Systems

Mr. Fails commented that the language that is currently in the DIOA Rules and Regulations is outdated with respect to the connectivity requirement for homes. They want to broaden it to allow for new technology and ways that people can actually be in compliance. The old language requires a landline connection. The new language with respect to connecting homes to the security system would read as follows:

The system must be linked by telephone landline, hard-wired internet connection, or cellular connection to the Dataw Island Security gatehouse where it is monitored.

Mr. Fails made a motion to approve the revised language in the Rules and Regulations. The motion was seconded, and after discussion, was approved unanimously.

New Advisory Committee – Morgan River Landing and Causeway Bridge

Mr. Huber commented that following along with the Facilities Master Plan, they worked on in the workshop last week between the DIOA and DIC, a proposal that, under the By-Laws of the Dataw Island Owner's Association, Section 8.1.2, that they establish 2 DIOA Advisory Committees and a joint DIOA/DIC Advisory/Ad Hoc committee. The DIOA committees will report directly to the DIOA Board of Directors and the joint committees will report to both the DIOA and the DIC Board of Directors. The By-Laws require a vote by the Board to approve the establishment of these advisory committee.

Each advisory committee will follow the Dataw project guidelines of planning, surveying residents and stakeholders, develop an action plan, hold focus groups, and finally present to the residents in a Town Hall format a review of the project. The completion of these efforts will provide concepts and financial costs for each project and then be presented to island residents for prioritization and a vote. He emphasized prioritization because we have a lot of aspirations that we want to do.

They will move forward with these. The island has always been able to do some incredible things, financially. They can be very ingenious when they put things together.

Both the DIOA and DIC have project plans, and the projects that exceed the given Board's spending limit for new projects will only be implemented by resident vote.

The first Advisory committee that he would like to establish is the Causeway Bridge Replacement Advisory committee. This group has worked sort of as an Ad Hoc committee. They have done a lot of good work. They want to formalize it so that there is a small group focused on this and take it through the Dataw project guidelines and come up with potential pictures of what they will build and what it will cost, as well as a time

frame of when they think this will happen. This project has been in Long Range Planning. The residents that will be appointed to this advisory group will be solely focused on the bridge.

Mr. Huber made a motion to the Board to establish the Causeway Bridge Replacement Advisory committee. The motion was seconded, and after discussion, the motion was approved unanimously.

The second Advisory committee that he is proposing is the Morgan River Landing Advisory committee. This is the land based portion of the Marina. It comes directly off the Facilities Plan Resident Survey results, which rated this the number 1 item the residents have interest in working on. They are using the term Morgan River Landing because that is the way Woods + Partners termed it. They will address whether that name remains. This committee will follow Dataw's project guidelines. He stated that the Morgan River Landing is an aspirational project and will need to be prioritized amongst the DIC and DIOA project to keep residents expenditures manageable.

Mr. Falls wanted to emphasize that, because this will be in close proximity to the DIC's ongoing Community Center Expansion efforts, this will be separate from, but closely coordinated with, the DIC's efforts, so that the whole area north of Island Circle would be coordinated, at least from a Mater Planning perspective, so that the access, parking, etc. is consistent for everyone.

Motion was made to establish a Morgan River Landing Advisory committee. The motion was seconded and passed unanimously.

Mr. Huber noted that both of these committees will report directly to the DIOA Board. They have operated sort of loosely under Long Range Planning in the past. This was not going to take anything away from Long Range Planning, but to get a focused group on that project.

The third Advisory committee, which Mr. Huber will call an Ad Hoc committee, because it is a joint DIC and DIOA committee, is the Irrigation Ad Hoc committee. This has been addressed from two different points of view in the past. They had the Beaufort Jasper Water and Sewer Authority group and they had a group within Long Range Planning that was looking at irrigation possibilities on the island, basically the north ponds. Just in the last couple of weeks, the new pumps have been installed on that end of the island, so we can now get water out of at least two of those ponds and use that for irrigation. They also have a small engineering study going on looking to see if there are additional ponds on that end of the island that they can get tied together for irrigation water. What they want to do is to encapsulate all of that into a small group that stays focused on the entire issue of irrigation.

Ted pointed out that an Ad Hoc committee or an Advisory committee stays in place until the job is completed, even if it takes several years.

The reason that this is a joint committee is because the DIOA also uses some of the irrigation water. The majority of the irrigation water is used on the DIC golf courses, but the DIOA does use it to irrigate some common ground. Also, the DIOA has a stake in it in as much as it pays a green space fee to the DIC with the concept that the golf courses are your "backyards". If they run out of water, it will ruin property values.

This Joint Irrigation Ad Hoc committee would report to both Boards.

Mr. Huber made a motion that the Board approve the DIOA side of the Joint Irrigation Ad Hoc committee. The motion was seconded and approved unanimously.

Mr. Huber commented that, in following the By-Laws of the DIOA, the next step would be to appoint resident members to each Advisory committee and appointed members will require approval by this Board. To avoid loss of time, the presentation of the committee members for the Board vote could be done either by calling a special meeting under Section 4.6 or by polling under Section 4.10.

There was discussion regarding how the committees will communicate to the residents of their progress. Mr. Huber commented that he would recommend that there be some sort of monthly, or quarterly communication to the residents, although, that decision would be made by these committees after they are formed.

Next Meeting Date

The next meeting will be held on Monday, February 20, 2023, at 10:00am in the Tabby Room.

With no further business to come before the Board, the meeting was adjourned at 11:16am.

(These minutes are subject to the approval of the Board at their next meeting)

DRAFT