



# Daniel Island

PROPERTY OWNERS  
ASSOCIATION

2020 Daniel Island Community Association Annual Meeting

November 18, 2020

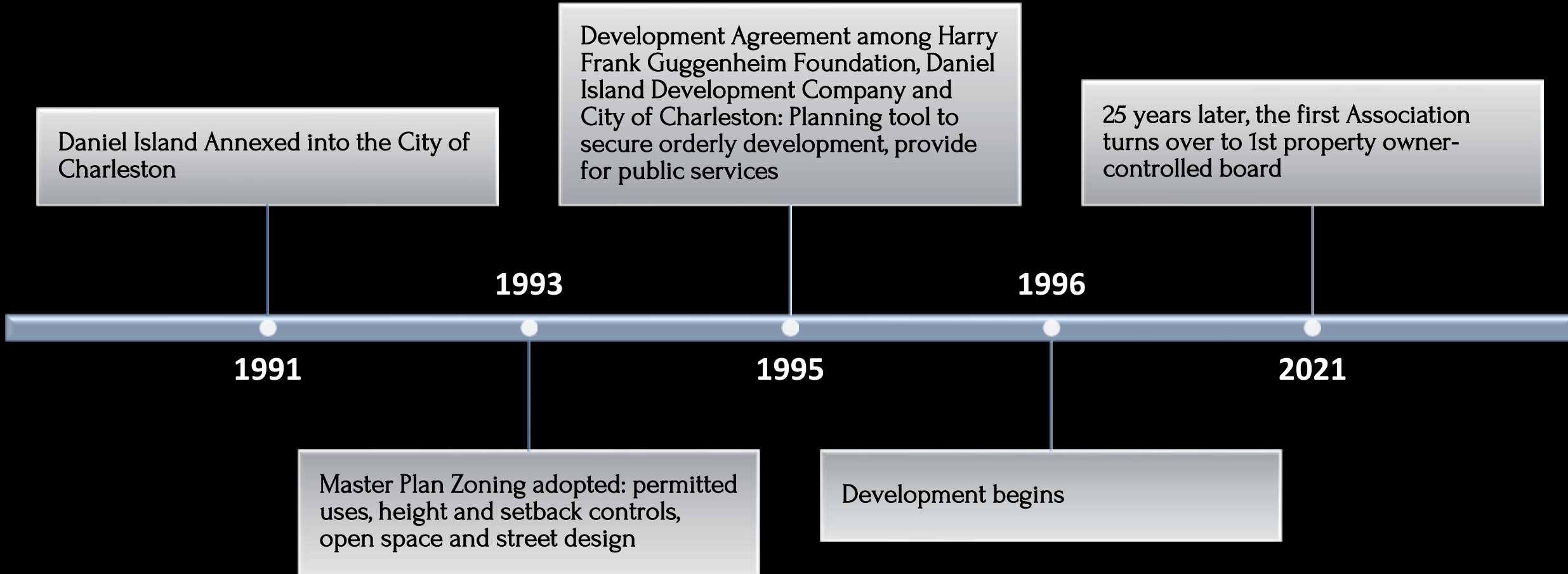
# 2020 Agenda

- I. Call to Order
- II. Board/staff introduction
- III. Approval of 2019 Minutes
- IV. Annual Report
- V. Adjourn
- VI. Developer's Report

# 2019 Minutes

- The annual meeting of the Association was called to order at 6:00 PM on 11/21/19
- Matt Sloan gave a development presentation
- 2018 Minutes were approved
- VP of Community Services provided an update on association operations and the 2019 budget
- Follow-up Questions
- Meeting adjourned at 6:56 PM

# Journey of This Award Winning Master Planned Community



# 2020 DICA BOARD

Jane Baker

Frank Brumley

David Crawford

Otto Orr

Bob Sauer



# Preparing for Transition

- Started DINA appointed Transition Committee in 2016
  - Composed of 13 property owners from DITA, DICA and DIPA
  - Spent last 4 years reviewing all governing documents, reserves, pending lawsuits and financials

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Initiated Audits vs. Reviews for all Associations starting in 2016

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Developer funded engineering assessment of DICA amenities 2020

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Corrected any deficiencies in DICA amenities 2020

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Fully funded Reserve Accounts for all 3 Associations

# Triggers for Transition

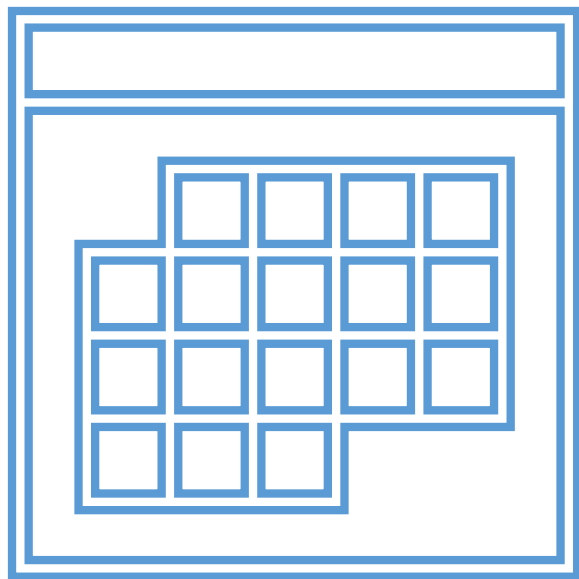
- Daniel Island is entitled to build 7500 units per Master Plan.
  - A unit is every dwelling with a kitchen
  - Anticipated total build out = 6518 (approximate #)
- Current total number of units with C/O as of Oct. 31, 2020 = 5520
- DICA: 75% of all units on Island with C/O (5625) (Estimated 2nd qt.-3rd qt. 2021)
- DIPA: 90% of all units on Island with C/O (6750) or December 31, 2025, whichever first
- DITA: 100% of all units on Island with C/O (7500) or December 31, 2025, whichever first



# Timeline and Mechanics of DICA Turnover

1. 2<sup>nd</sup> / 3<sup>rd</sup> qt 2021: DICA turnover when 5625 total units on island have C/O
2. 90 days later: DICA will have 1 more resident director elected  
(Total of 5 members: 3 DICA resident directors and 2 DIA directors)
3. November 2021 annual meeting: DICA will take nominations and announce elections in January 2022 for the election of 4 DICA residents to the Board
4. January 2022: Election of (4) DICA residents to the DICA Board.  
DICA will have a (7) person Board – (2) resident directors elected by the residents in January 2020; (4) resident directors elected in January 2022; and (1) DIA appointed director.





# 2020 YEAR IN REVIEW

## Challenges & Achievements

- Remotely, the POA staff accomplished their normal duties and special projects efficiently and effectively.
- Continued to keep code enforcement at a high community-wide standard level focusing on the most egregious/emergent violations.
- Work from home environment and a quarantined community created an increase in the amount of calls and emails to our office.
- Upgraded accounting, security and payroll/benefit software to optimize remote functionality
- Focused our efforts on a concierge level of door-to-door service in disseminating our pool and boat landing fobs and decals.

## ASSESSMENT COLLECTIONS

- Amazing collection efforts by POA Finance Dept. especially with economic turmoil due to COVID-19
- 100% DITA assessments paid
- 99.7% DICA assessments paid (2006 units): 1 new lien, 6 old liens, all other assessments paid
- 99.9% DIP A assessments paid (1026 units): 1 new lien, 1 old lien, all other assessments paid

65% of HOAs nationally exceed 5% delinquency rate  
30% of HOAs nationally exceed 10%

## AUDIT

- Successful 4th full audit of all DI associations; No significant issues

## DICA RESERVES

- Updated reserve study and fully funded reserves
- Recommended reserve funding 2020: \$765,270
- Actual reserve fund balance end of 2020: \$1,047,740
- Recommended reserve funding 2021: \$862,534
- Projected 2021 reserve fund balance: \$881,320

## DICA STORM RESERVE FUND

- Balance: \$116,080
- Used \$0 in 2020

## TOTAL Daniel Island ARB Reviews

- New Construction reviews: 265
- Modifications: 874
- **DI ARB Total Reviews: 1138**

## DICA

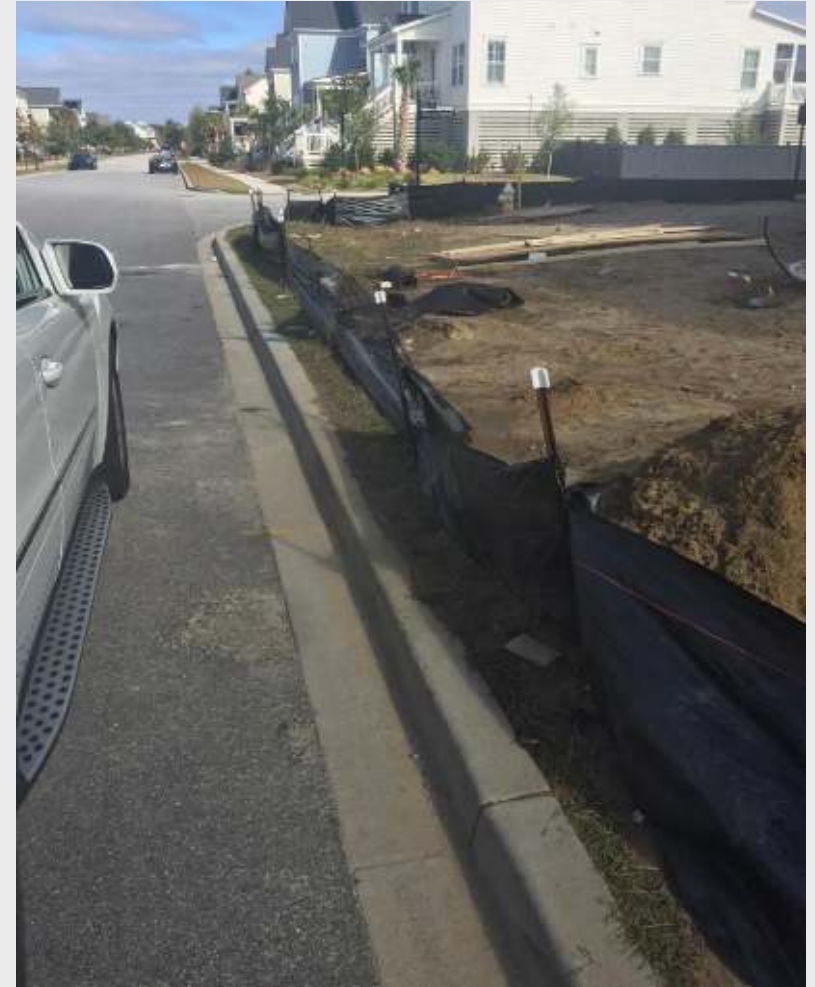
- New Construction: 36
- Plans Stamped: 26
- Modifications: 378
- **DICA Total Reviews: 414 (36% of total ARB reviews)**

## ARB

- Stronger code enforcement efforts with builders yielded some positive results in all neighborhoods, especially developing ones.

## Builder Fines collected thus far in 2020:

- DICA \$23,000 (\$17,100 of this was forfeited deposits)
- DIPA \$6,650
- DITA \$90



# COMMERCIAL STATS

- 6,000-day workers
- 1,430,000 million sq ft office space
- 285,000 sq ft retail space
- Low vacancy rate: 5% retail, 10% office



# FIELD OPERATIONS

- Scott Park Pool landscape and amenity renovations
- Edgefield Park Pool amenity repainting
- Pierce Park Pool fence renovations
- Edgefield, Scott, and Pierce new umbrellas
- Edgefield, Scott, and Pierce bathroom upgrades
- COVID-19 response and pool openings (many HOA's across the country were never able to open community pools)



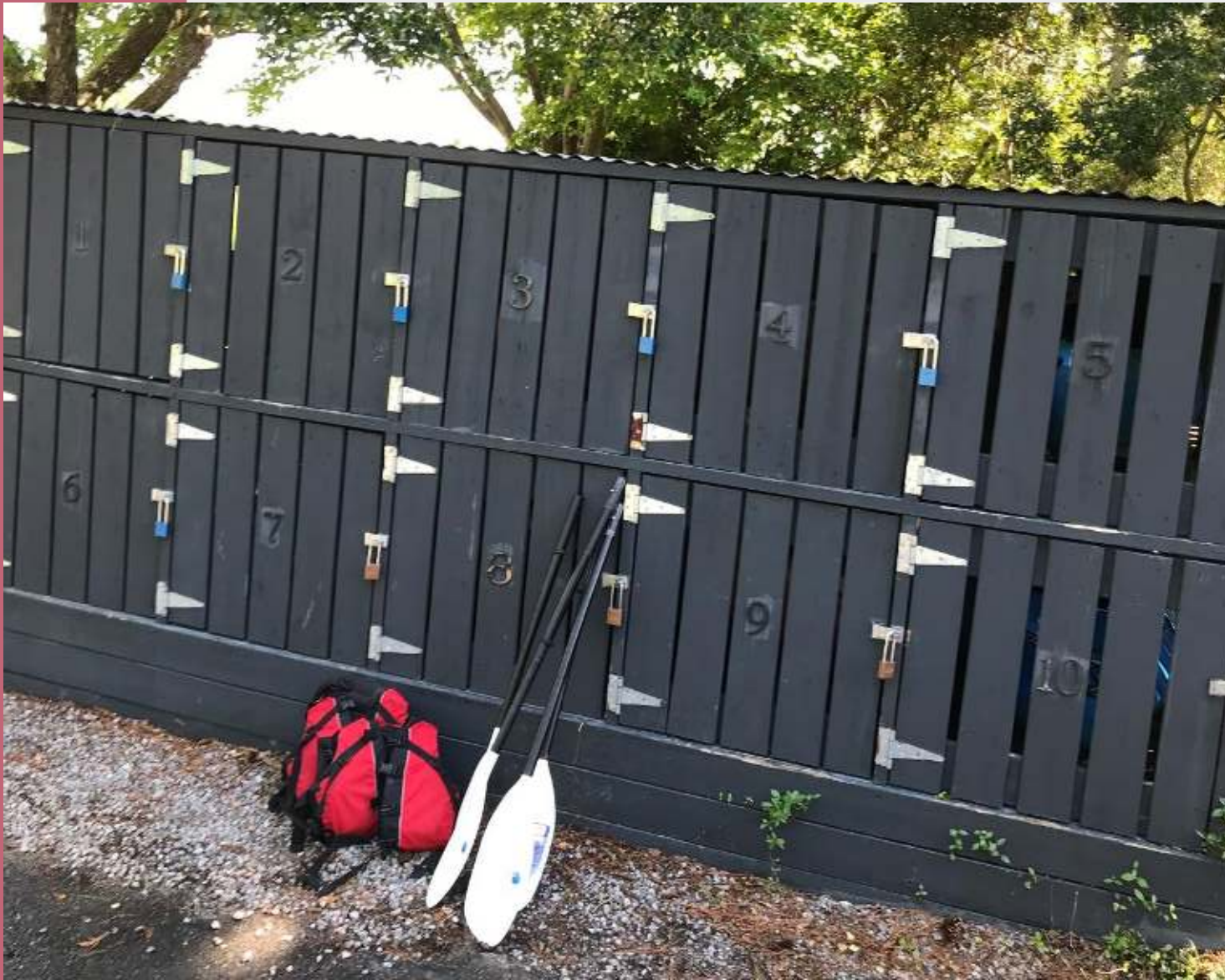
# SCOTT PARK POOL UPGRADES





# COMMON AREA IMPROVEMENTS

- Smythe Treehouse
- Simmons Park Lighting
- Cattle Trough Park
- Chimney Back Park Walkway
- Wando River Trail Lighting and Bridge
- Island Park Drive Medians
- Viscount Pond
- Grove Park Fountain
- Smythe Park Kayak Deck
- Pirate Park Playground
- Butterfly Garden Deck
- Blakeway Trail
- Delahow Bridge
- Fairchild Trail
- Barfield Bridge



- SUP: 11
- Single Kayak: 12
- Tandem Kayak: 22

**Total Watercraft Rentals: 43**

# CODE ENFORCEMENT

- Door hangers for violation notifications regarding trash cans, yard debris and special events.
- Adding new door hangers in 2021 for other violations such as boats, trailers and landscaping
- Important “front line” tool used as an informative (Did You Know?) way to educate and communicate with owners.





# MAILBOX PROJECT

Completed small mailbox replacement project and now all are standard size.

- Will continue to educate all owners on maintenance and improving the appearance of their existing mailbox and post.



- Boat landing member compliance project:
  - Memorial Day – September 30<sup>th</sup>, 2020
  - Utilized private contractor to ensure member decal and fob compliance during peak season
  - Will repeat again in 2021
- Routine inspections (7 days a week)
  - 24-48hr Response Time
  - Trash cans and yard debris
  - Mildew
  - Fences and property owner landscaping



Continue to work with Mayor Tecklenburg, City Council Member Delcioppo, Key City Staff and DINA

- Street tree pruning
- Garbage/yard debris pickup
- Street and sidewalk hazards
- DINA, the City, Dominion Energy and the POA partnered on replacing illegally painted street globes
- Property owners who damage City/Dominion owned streetlights will be responsible for globe replacement costs.

## 2020 EVENTS

- COVID-19 restrictions and concerns unfortunately derailed our annual community events in 2020.
- We relied on "best practices" and followed the guidelines set forth by city, state and the CDC in making our event decisions.
- 2021 pre-event planning will continue as we anticipate a hopeful return to hosting some or all of our annual events.





Who Else Is  
Looking  
Forward To  
2021?

# FIELD OPERATIONS PRIORITIES

- New Pierce Park Pool Furniture
- Edgefield Fence Safety Upgrade
- New Pierce Park Pavilion chairs and benches
- Beresford Boat Landing Enhancements
- Common Area Hazard Tree Pruning
- Blakeway Park Enhancements
- Bellona Park Enhancements
- Cochran Park Landscaping Enhancements
- Resurface Smythe Park Bridge

# Budget Overview

Board approved 2021 budget on October 7<sup>th</sup>, 2020.

0 increase in DICA assessments in 2021

All association budgets are available for review on the POA website [www.dicommunity.org](http://www.dicommunity.org)



# Daniel Island Community Fund

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Securing a Legacy  
of Giving Back



Daniel Island Community Fund (DICF) was established as a means for supporting community enhancement projects and philanthropic initiatives on Daniel Island and in the surrounding Cainhoy peninsula communities.



501 (c) 4 organization financially supported by Community Enhancement Fee on all resale transactions on DI. **0 \$\$\$** from Annual Property Owner Assessments goes toward DICF



This year anticipates collecting **\$1.5m** in enhancement fees



## Community Enhancement Fees

- % of every resale transaction on Daniel Island goes to DICF per CC&Rs
- Most planned communities have such a fund but expend 80-90% on reserves, capital projects with 10-20% going toward philanthropy
- DICF is a model in the country of flipping that ratio and spending 80-90% of philanthropy and community initiatives that benefit the public

# HOW DICF GIVES BACK

Grants to  
qualified  
nonprofits  
working in  
our service  
area

Community  
Events

DI  
Foundation  
Matching  
Program

Community  
Service  
Initiatives

Community  
Improvement  
Projects

# COMMUNITY SERVICE INITIATIVES

DI Boy  
Scouts

Rotary  
Club

Exchange  
Club

DI  
Garden  
Club

# Greatly Impacting Our Community

In last 9 years



To over 75 different nonprofit organizations in our service



DICF has awarded over \$4.68 million in grants



# DI Community Fund Report

By end of 2020 we will have awarded:

\$273,990 in 27 total grant requests

\$46,009 in community initiatives

**\$319,999 total in charitable giving**





- Waterfront Park renovation: Over \$5m investment with 4 funding partners, including DI Rotary Club



Fundraises and Helps Support:

Disaster relief

Special nonprofit needs as they arise

Vehicle for potential resident nonprofit matches



# 100,000

Over the last 9 years, these are the number of lives positively impacted  
by

Daniel Island's Philanthropic Organizations:

Daniel Island Community Fund  
and the  
Daniel Island Community Foundation

# DANIEL ISLAND IS POISED FOR A BRIGHT FUTURE

Sustain Philanthropic  
Mission



Recognize Neighbor's  
Needs



Continue To Bring  
Positive Change

# Development Update



Daniel Island

## Cochran Park

11/04/2020

-  Lots
-  Agreement pending
-  Available
-  In Design
-  Off-Market
-  NFS
-  Sold
-  Parcels

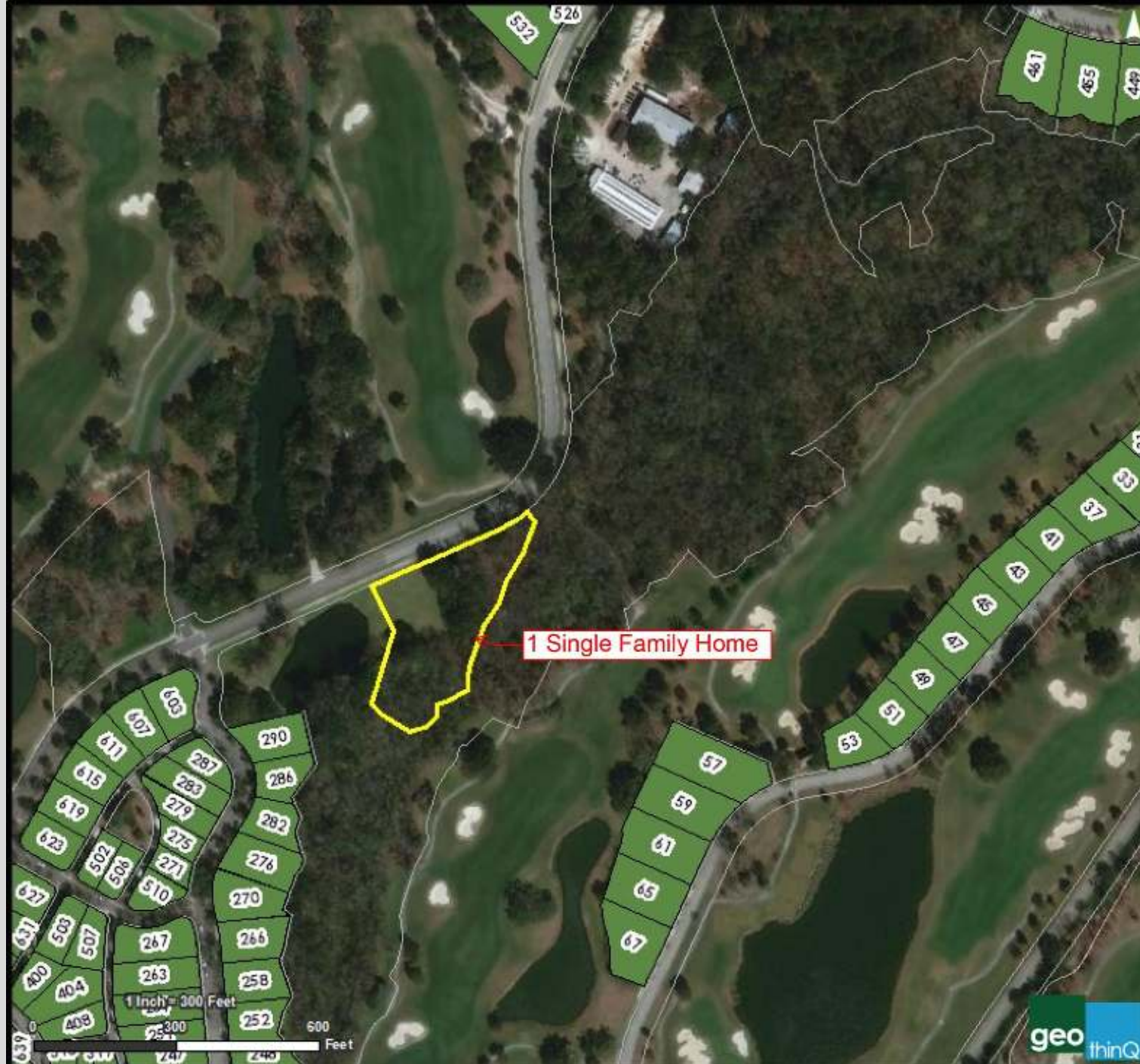




**571 IPD**

11/04/2020

-  Lots
-  Agreement pending
-  Available
-  In Design
-  Off-Market
-  NFS
-  Sold
-  Parcels





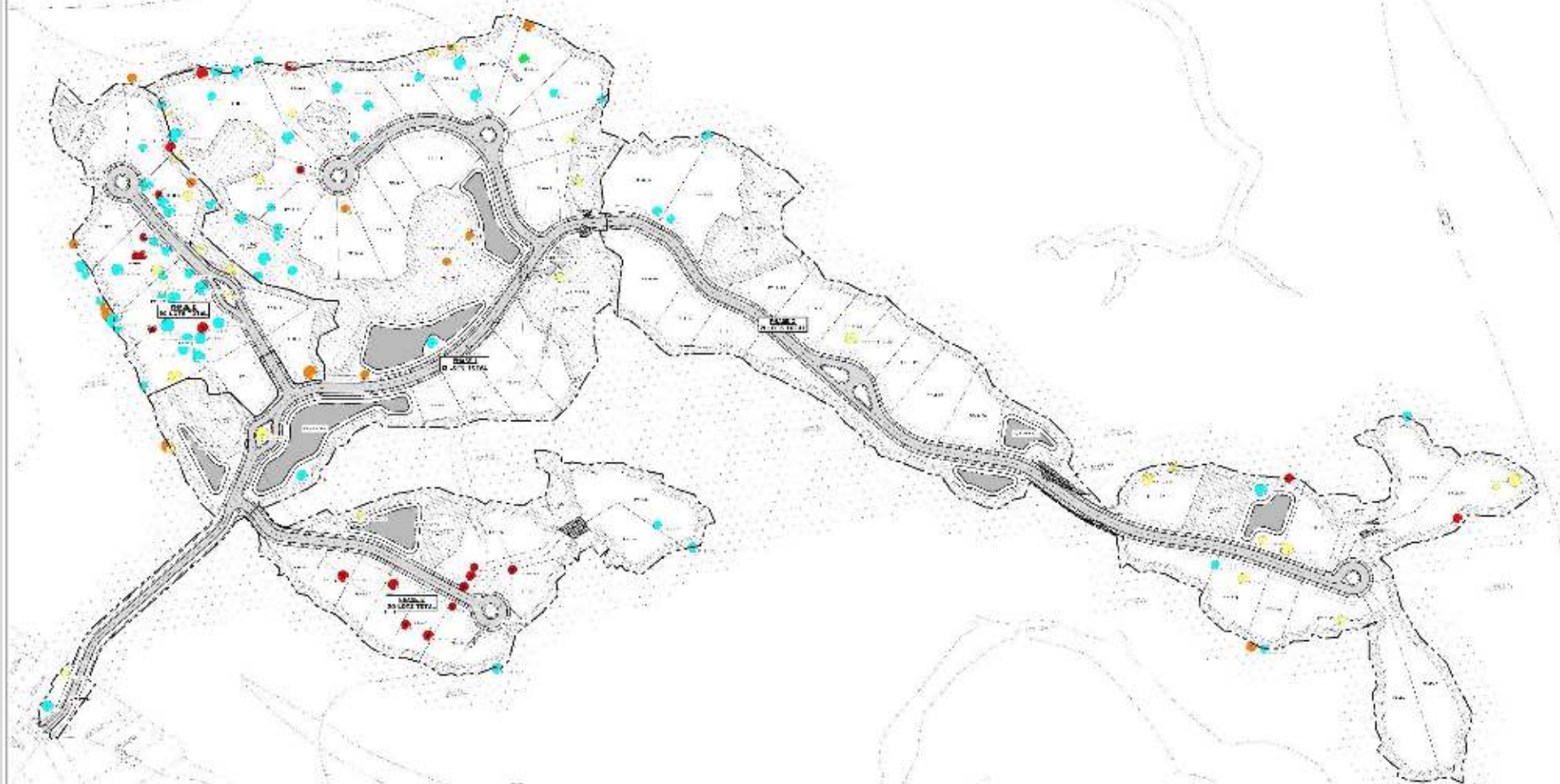


NORTHERN PARCEL FF

11/04/2020

- Lots
- Agreement pending
- Available
- In Design
- Off-Market
- NFS
- Sold
- Parcels

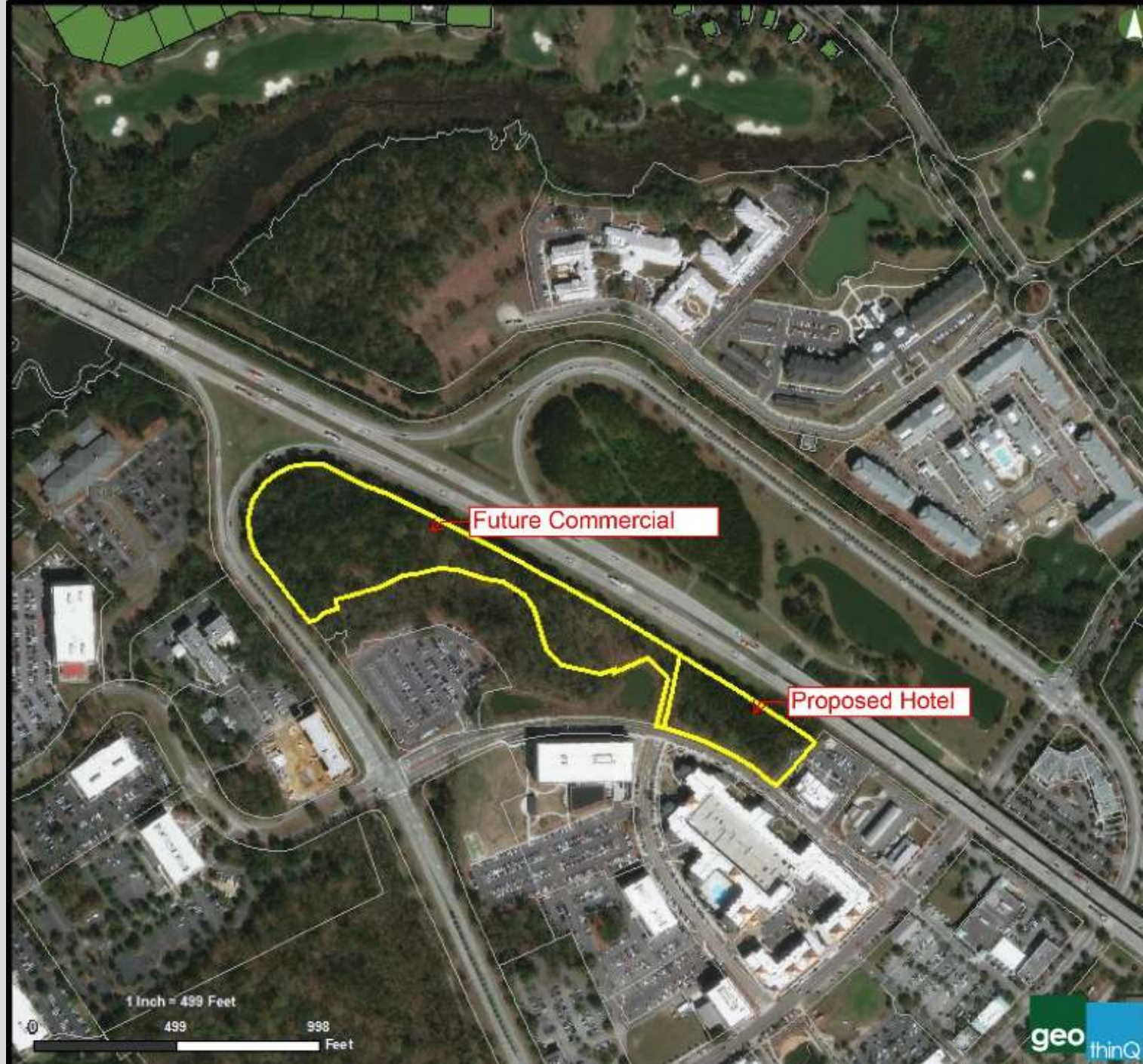




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COURT HOUSE  
1000 LEXINGTON AVENUE  
NEW YORK, NY 10017  
212-692-1000  
WWW.MASTERPIECECOURT.COM  
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**THOMAS  
HUTTON**  
ARTIST  
1000 LEXINGTON AVENUE  
NEW YORK, NY 10017  
212-692-1000





Daniel Island

## Parcel Q

11/04/2020

-  Lots
-  Agreement pending
-  Available
-  In Design
-  Off-Market
-  NFS
-  Sold
-  Parcels





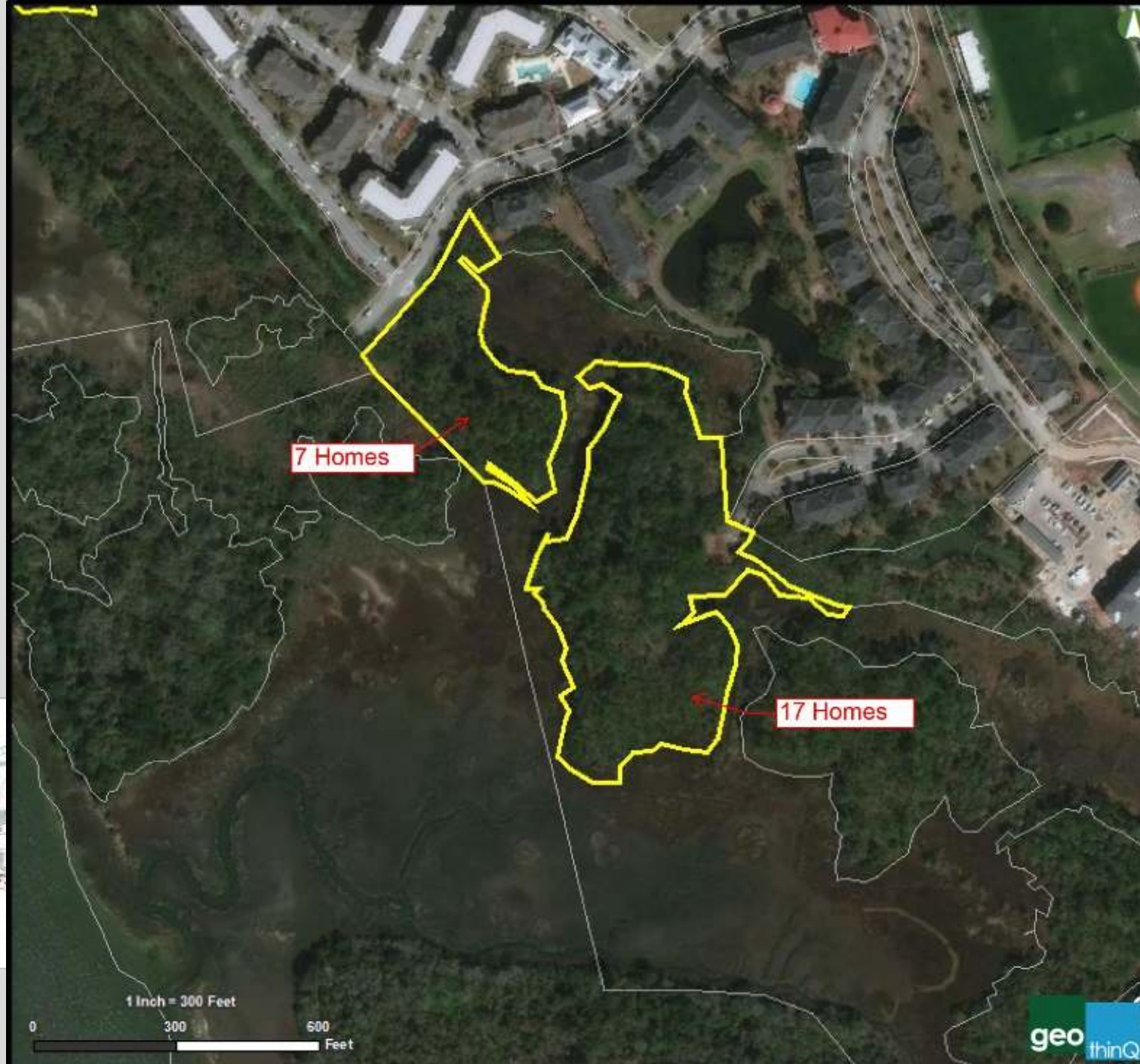




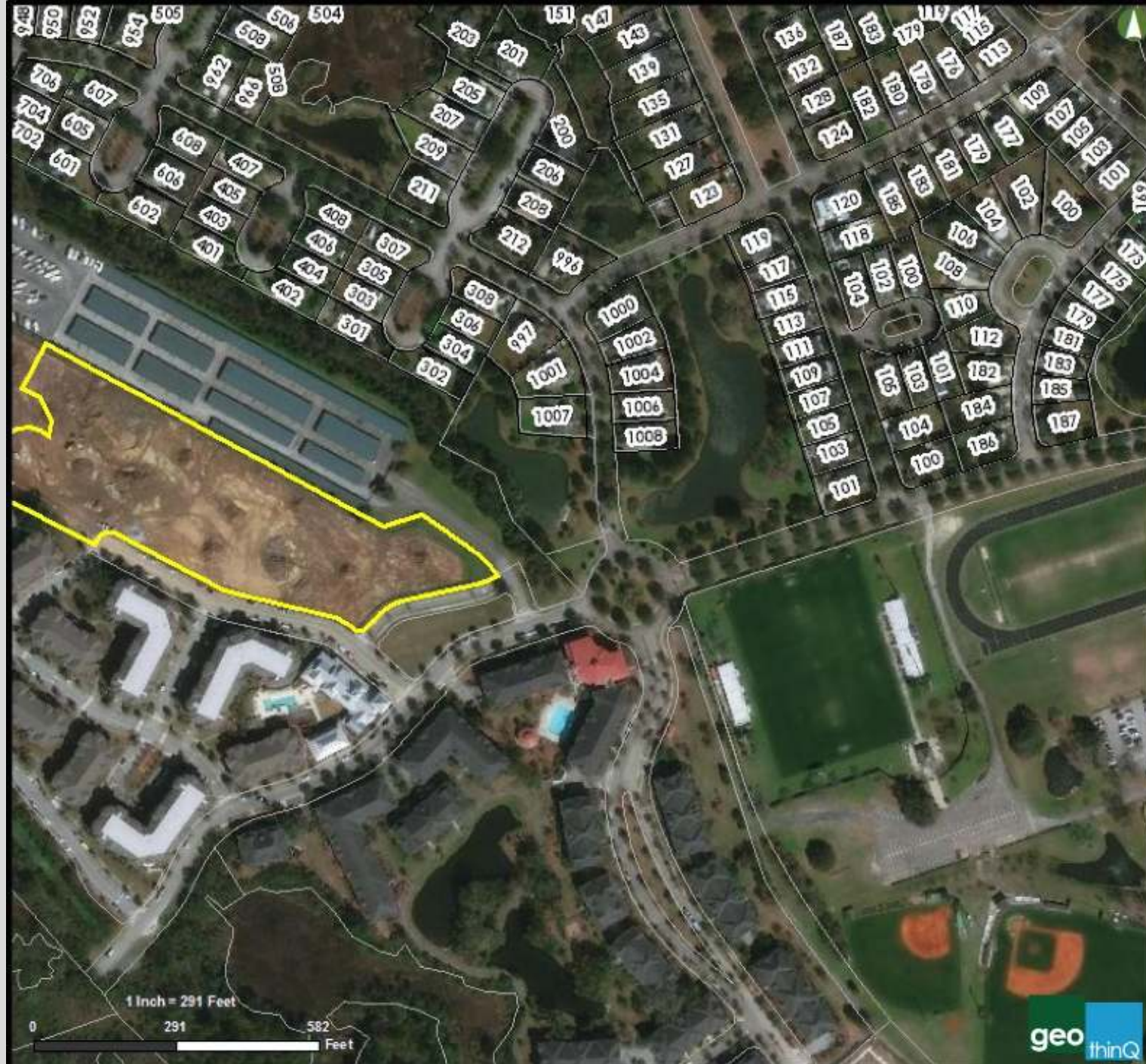
## Haswell Street

11/04/2020

- Lots
- Agreement pending
- Available
- In Design
- Off-Market
- NFS
- Sold
- Parcels







Daniel Island

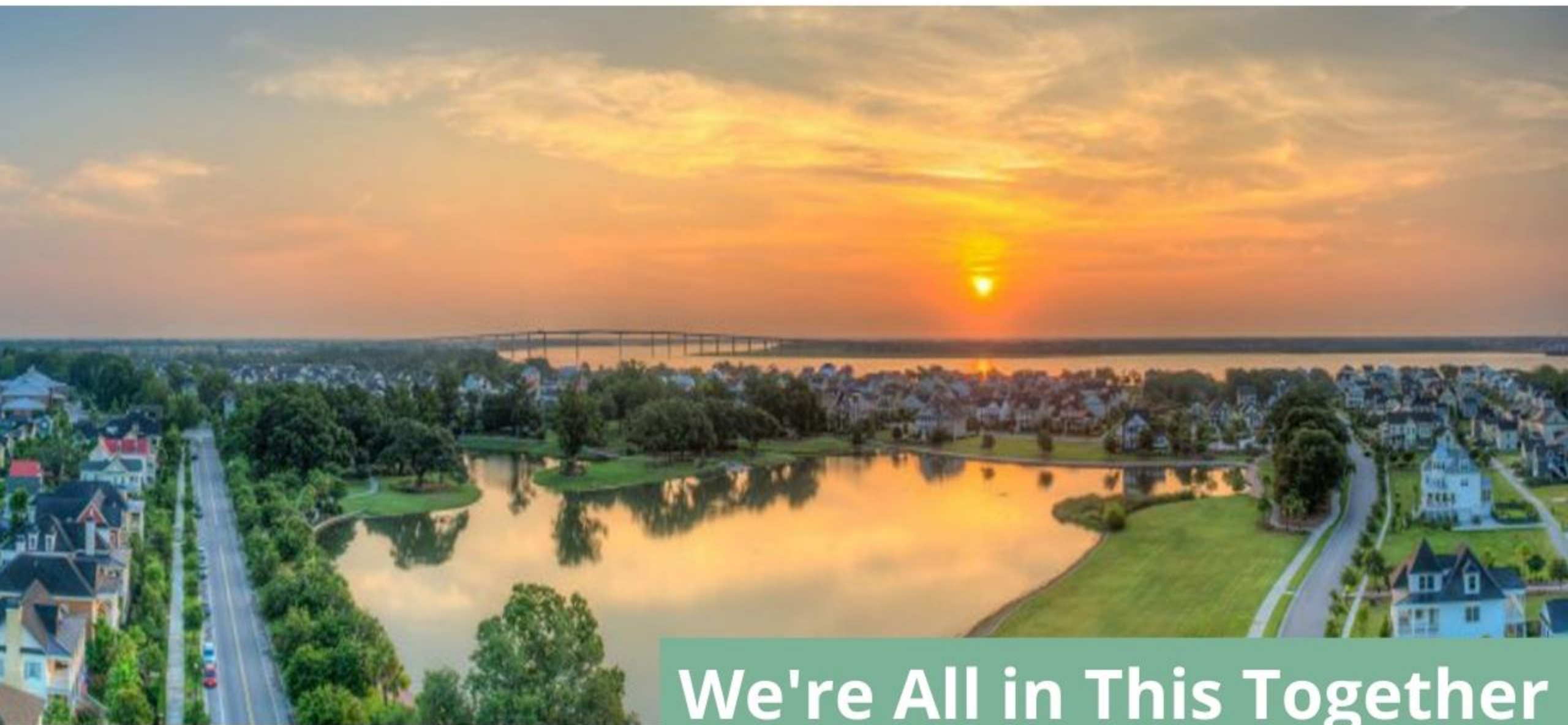
## Parcel L

11/12/2020

- ☐ Lots
- ☐ Parcels



**| Be Informed, Stay Safe, Wear a Mask**



**We're All in This Together**



Thank you for your continued support of the  
Daniel Island Property Owners' Association.

We work for you, so please let us know how  
we can better serve you.