



Daniel Island

PROPERTY OWNERS
ASSOCIATION

2020 Daniel Island Park Association Annual Meeting

November 17, 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 6:33 PM on 11/20/19
- 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 7 PM

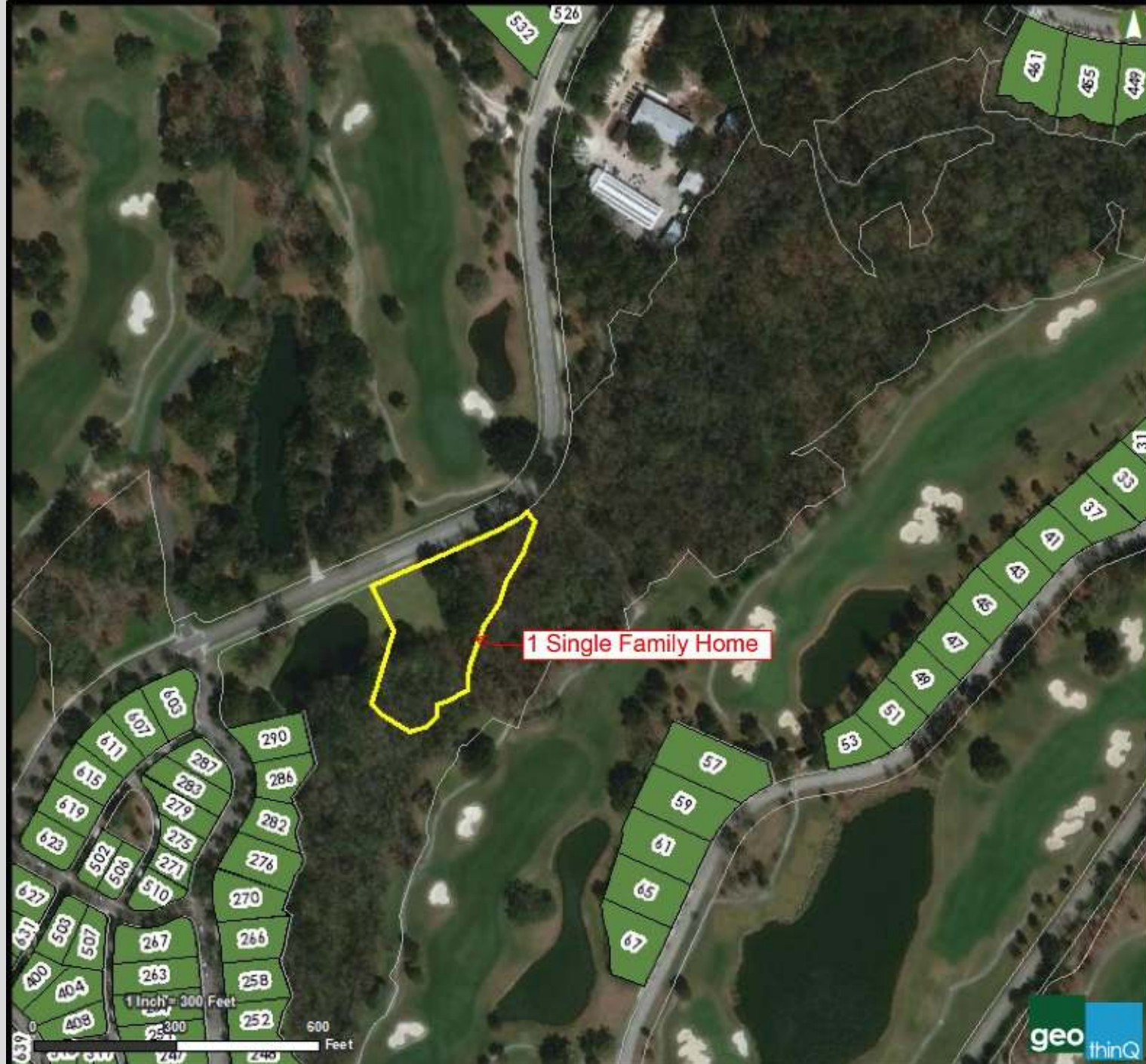
Development Update



Cochran Park

11/04/2020

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



Daniel Island

571 IPD

11/04/2020

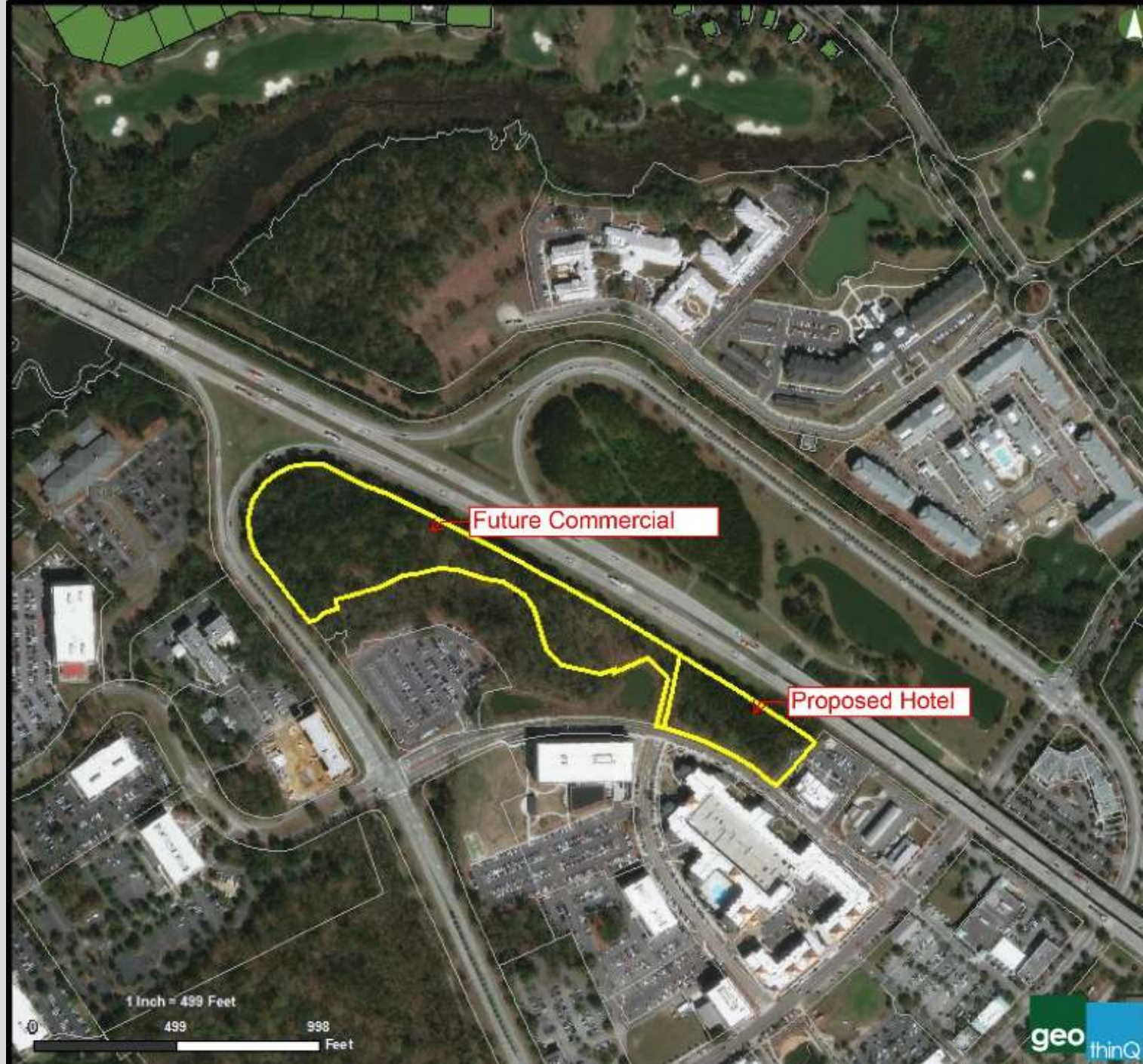
-  Lots
-  Agreement pending
-  Available
-  In Design
-  Off-Market
-  NFS
-  Sold
-  Parcels



NORTHERN PARCEL FF

11/04/2020

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



Daniel Island

Parcel Q

11/04/2020

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



Daniel Island

7890 Farr St

11/05/2020

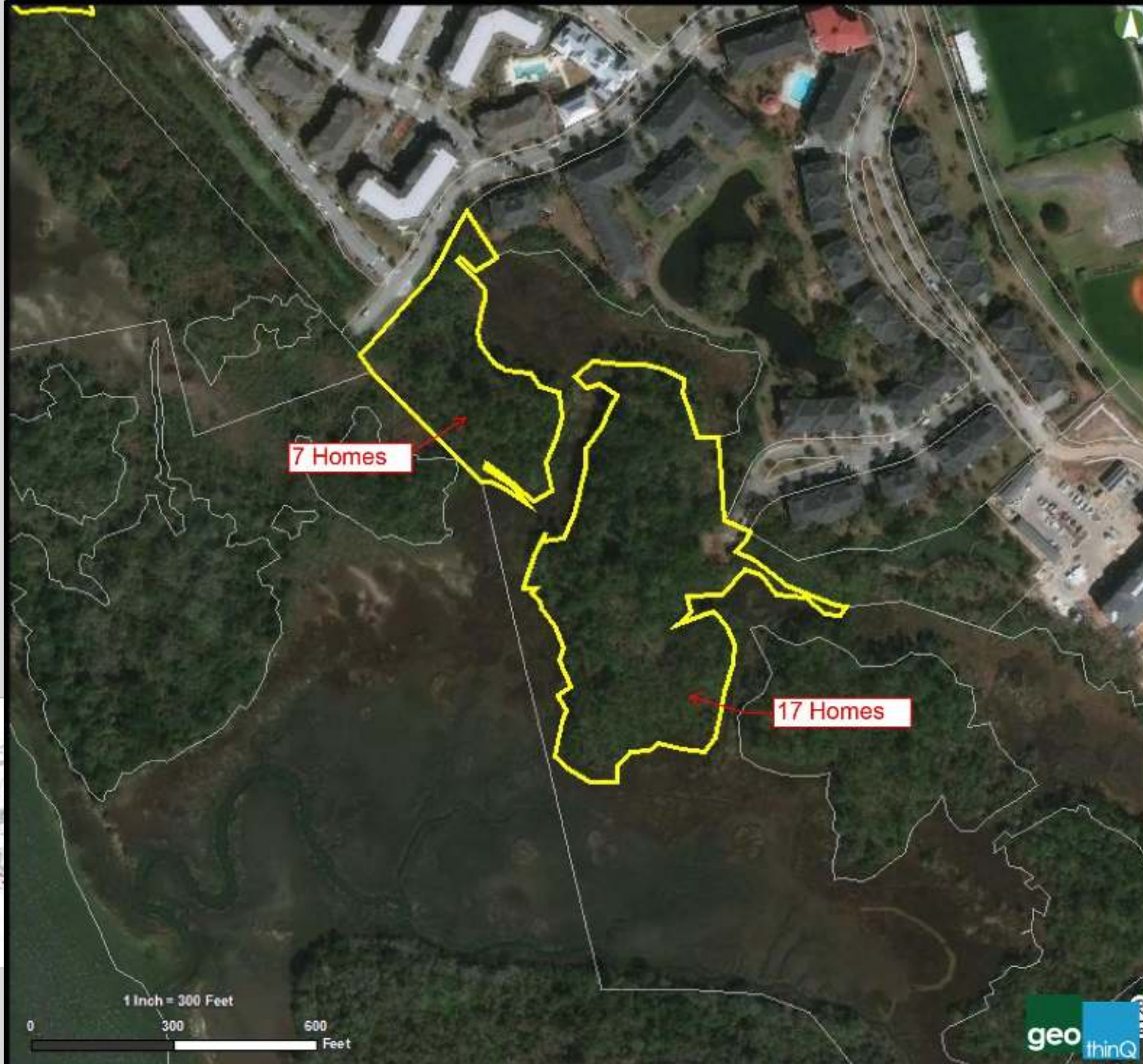
- ☐ Lots
- ☐ Parcels

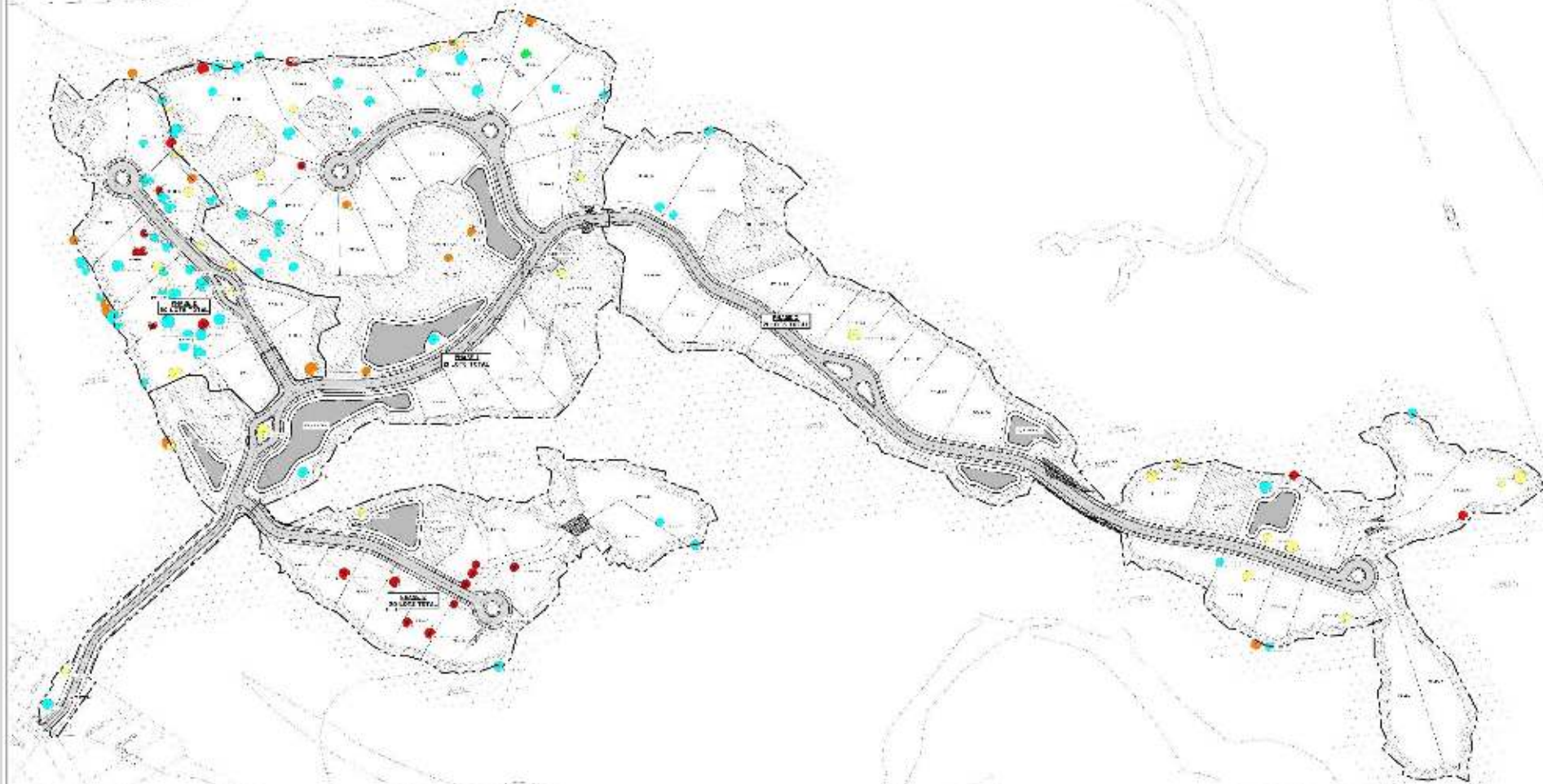


Haswell Street

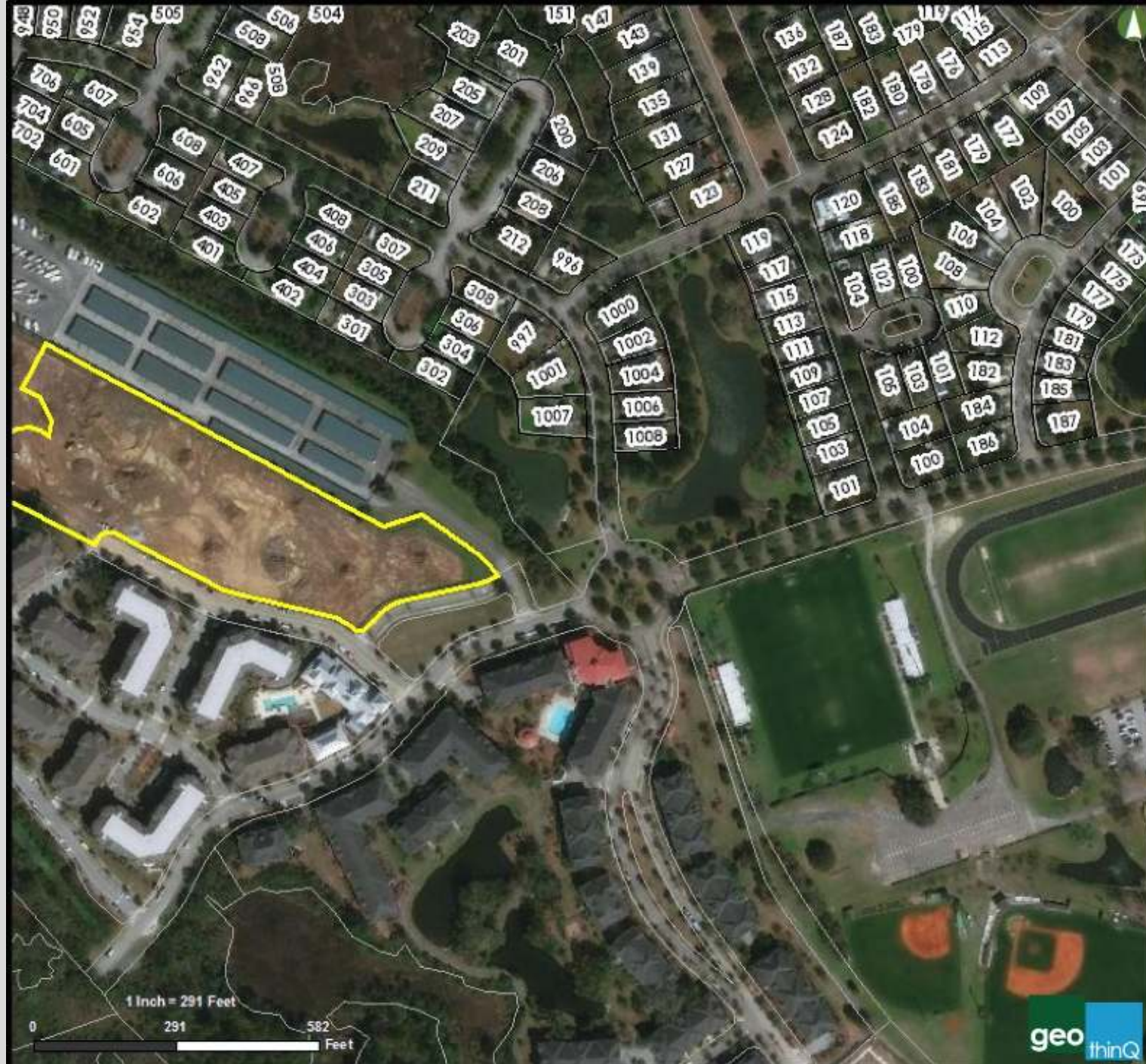
11/04/2020

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





MASTERPIECE TO-BE
ON ISLAND
WHEELER PARCEL
CUTTING CONTRACT
FOR THE
MOUNTAIN VIEW
CITY OF
THOMAS
HUTTON
THE



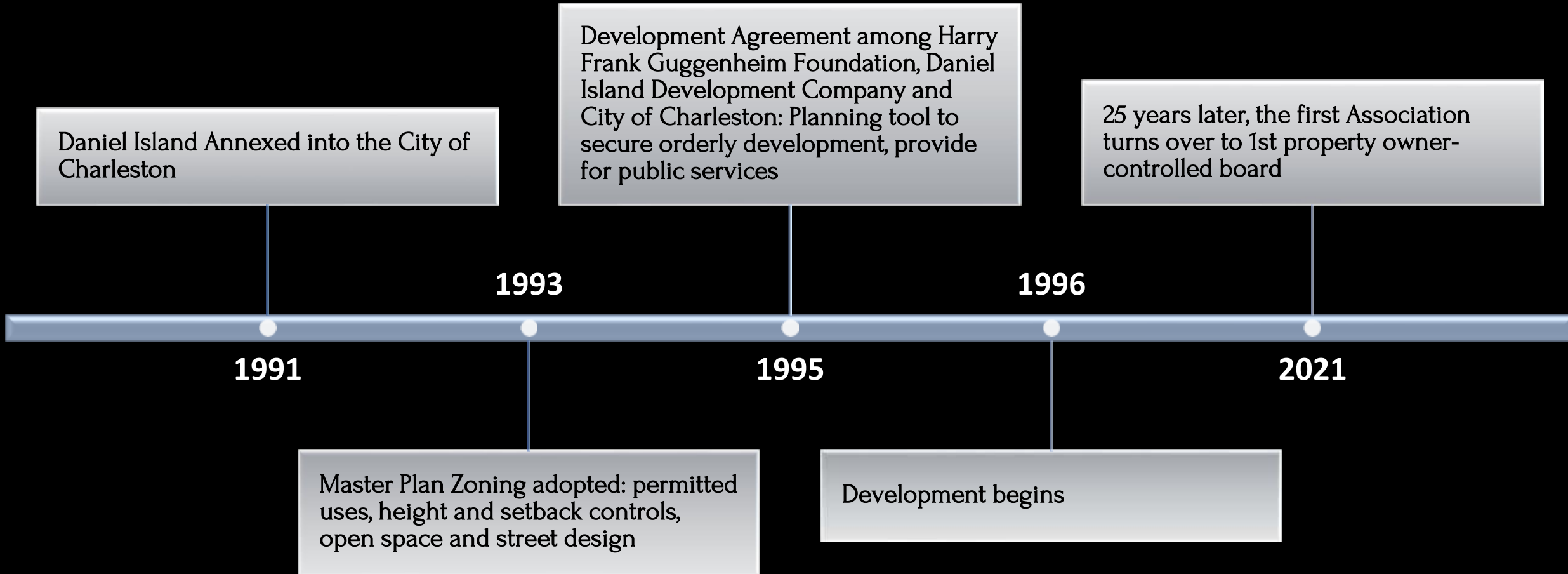
Daniel Island

Parcel L

11/12/2020

- ☐ Lots
- ☐ Parcels

Journey of This Award Winning Master Planned Community



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



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

Initiated Audits vs. Reviews for all Associations starting in 2016

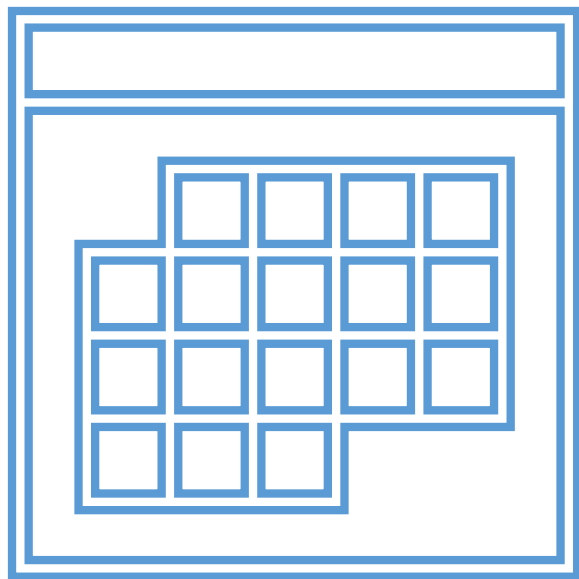
Developer funded engineering assessment of DICA amenities 2020

Corrected any deficiencies in DICA amenities 2020

Fully funded Reserve Accounts for all 3 Associations

2020 DIPA BOARD

Jane Baker
Frank Brumley
David Crawford



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% DIPA 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

DIPA RESERVES

- Updated reserve study and fully funded reserves
- Recommended reserve funding 2020: \$82,437
- Actual reserve fund balance end of 2020: \$441,290
- Recommended reserve funding 2021: \$79,649
- Projected 2021 reserve fund balance: \$195,682

DIPA STORM RESERVE FUND

- Balance: \$72,925 Used \$0 in 2020

TOTAL Daniel Island ARB Reviews

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

DIPA

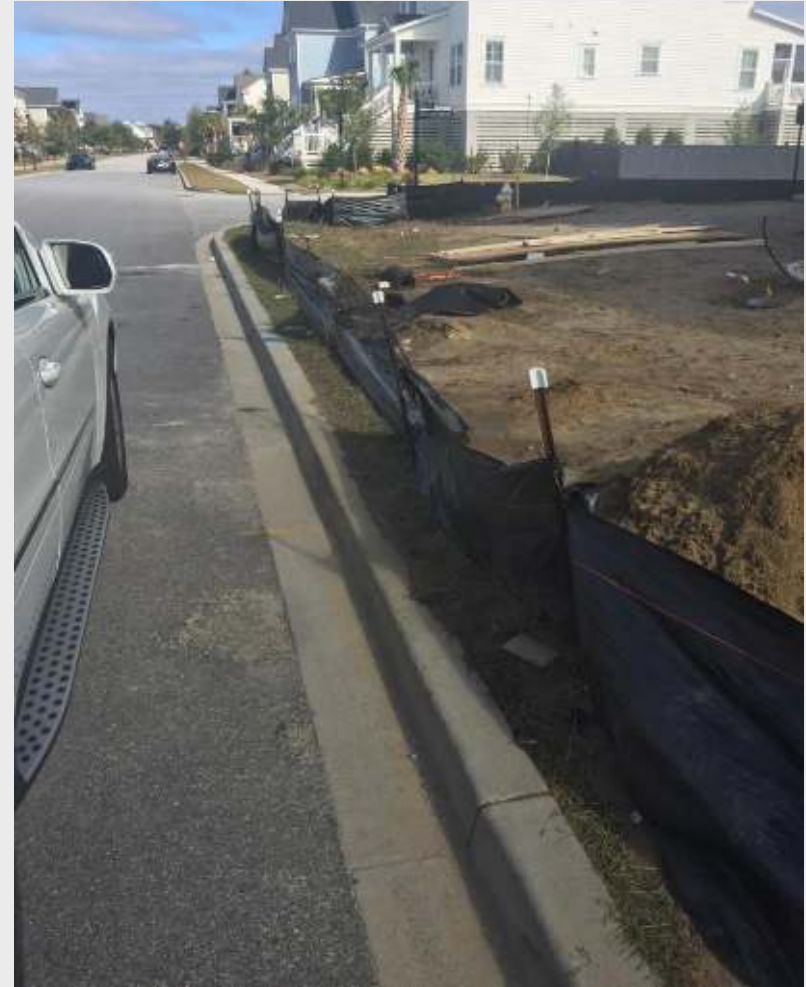
- New Construction: 221
- Plans Stamped: 37
- Modifications: 480
- **DIPA Total Reviews: 701 (61% of total ARB reviews)**

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 (Blackbaud)

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

Enhanced lighting live oaks in Island Park Drive median





New Kayak Locker at Ralston Creek Boat Landing

Inventory available to rent:

- (1) SUP
- (2) Tandem Kayaks
- (3) Single Kayaks

- 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 30th, 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

- Ralston Creek Boat Landing Enhancements
- Cattle Trough Park Improvements
- 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 7th, 2020.

0 increase in DIPA assessments in 2021

All association budgets are available for review on the POA website www.dicommunity.org



Daniel Island Community Fund

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

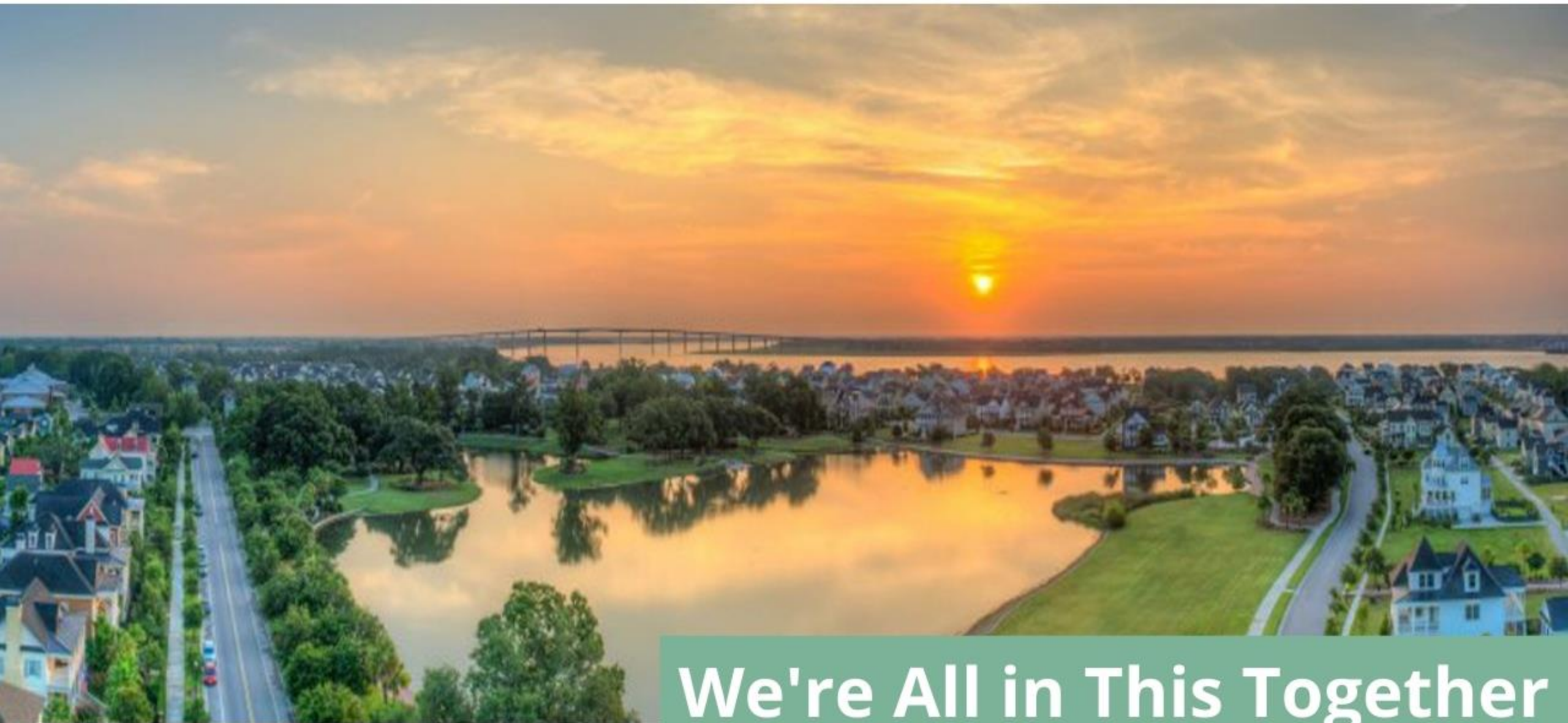


Recognize Neighbor's
Needs



Continue To Bring
Positive Change

| 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.