



**Daniel Island**  
PROPERTY OWNERS  
ASSOCIATION

2021 Daniel Island Park Association Meeting  
November 2, 2021

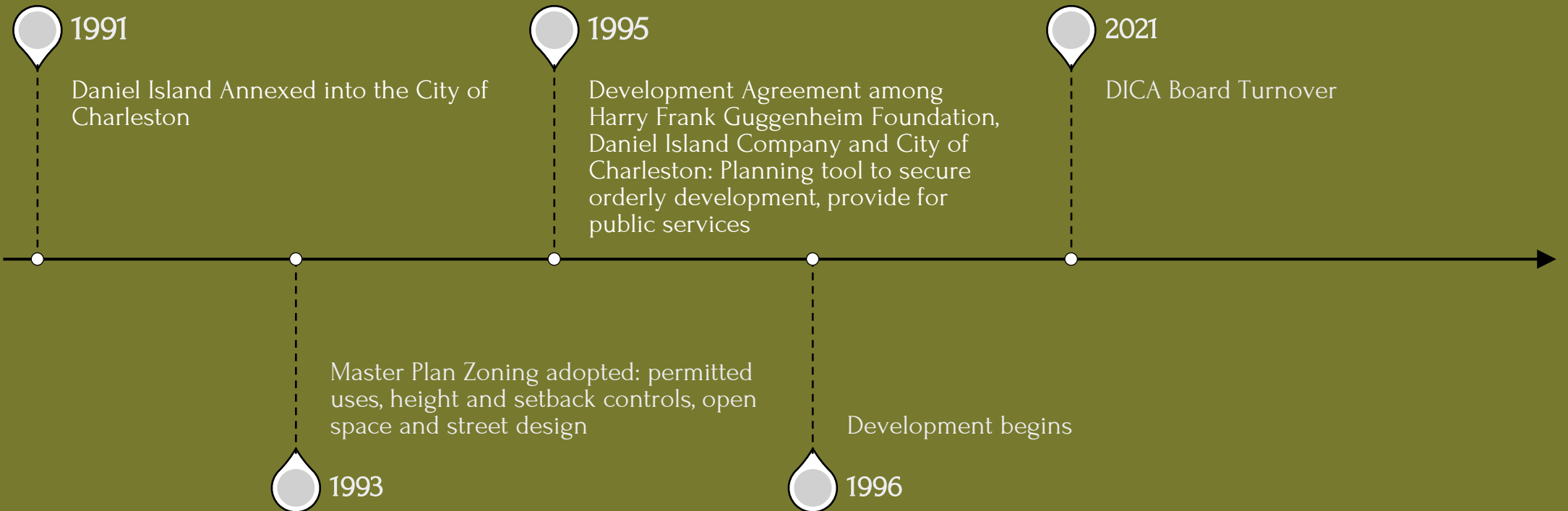
# 2021 Agenda

- I. Call to Order
- II. Board/staff introduction
- III. Approval of 2020 Minutes
- IV. Annual Report
- V. Adjourn

# 2020 Minutes

- The annual meeting of the Association was called to order at 6:00 PM on 11/17/20
- 2019 Minutes were approved
- Jane Baker provided an update on association operations and the 2020 budget
- Follow-up Questions
- Meeting adjourned at 6:49 PM

# Journey of This Award-Winning Master Planned Community



# Triggers for Transition

- Daniel Island is entitled to build 7500 units per Master Plan.
- DICA: 75% of all units on Island with C/O (5625)  
(Reached 9.23.21)
- 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 5 years reviewing all governing documents, reserves, pending lawsuits and financials

# TRANSITION

Initiated Audits vs. Reviews for all Associations starting in 2016

Developer funded engineering assessment of DIPA amenities 2020

Corrected any deficiencies in DIPA amenities 2020/2021

Fully funded Reserve Accounts for all 3 Associations

# 2021 DIP A BOARD

Frank Brumley

David Crawford

Jane Baker\*

(\*appointed by Declarant)



2021 YEAR  
IN REVIEW



# ACHIEVEMENTS

- Implemented an effective remote and hybrid staffing schedule
- Continued the transition to paperless documents by using DocuSign for all Boat Landing Memberships, Amenity Rentals, and Kayak/SUP Rental Waivers
- Partnered with Daniel Island Life Magazine to provide a monthly list of new Daniel Island property owners so they can receive a Welcome Basket created and distributed by Daniel Island Life Magazine

## ASSESSMENT COLLECTIONS

- Amazing collection efforts by POA Finance Dept. especially with economic turmoil due to COVID-19
- 100% DITA assessments paid
- 99.8% DICA assessments paid (2044 units): 2 old liens, 2 foreclosures, all other assessments paid
- 99.9% DIPA assessments paid (1080 units): 1 old lien, all other assessments paid

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

## AUDIT

- Successful 5th full audit of all DI associations; No significant issues

## DIPA RESERVES

- Updated reserve study and fully funded reserves
- Recommended reserve funding 2021: \$57,974
- Estimated reserve fund balance end of 2021: \$119,279
- Recommended reserve funding 2022: \$78,407
- Projected 2022 reserve fund balance: \$239,538

## DIPA STORM RESERVE FUND

- Balance: \$135,430
- Used YTD \$0 in 2021

## TOTAL Daniel Island ARB Reviews

- New Construction reviews: 335
- Modifications: 1,019
- **DI ARB Total Reviews: 1,354**

## DIPA

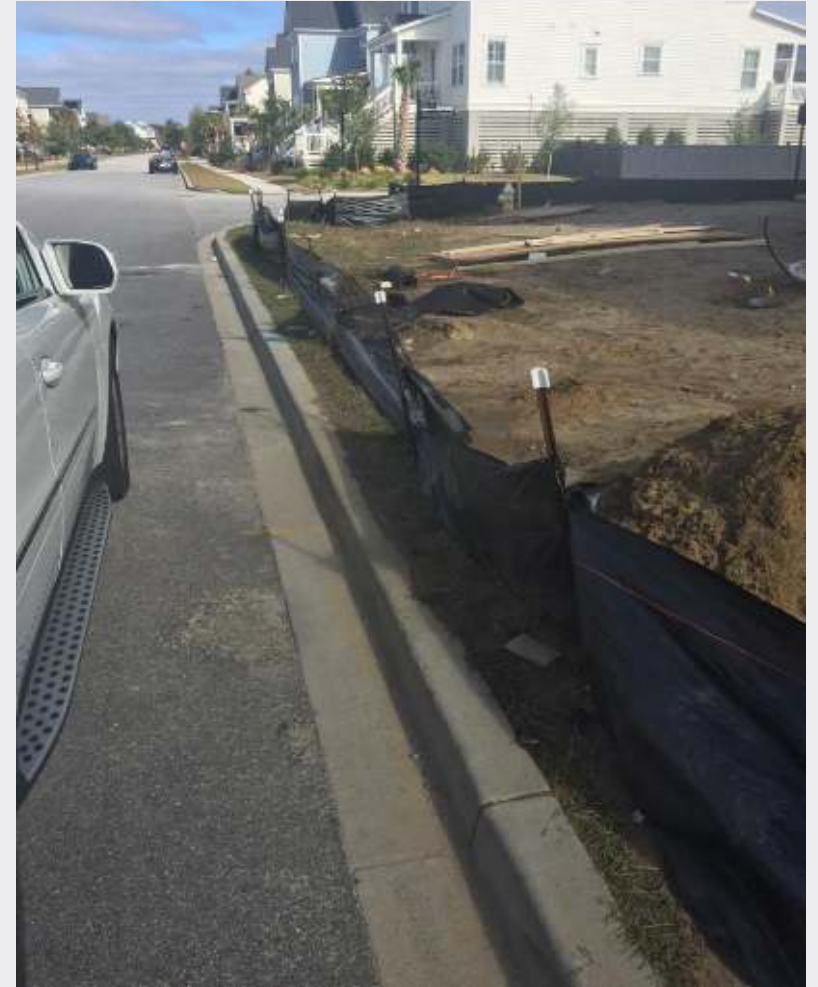
- New Construction: 276
- New Construction Plans Stamped: 62
- Modifications: 617
- **DIPA Total Reviews: 893 (66% of total ARB reviews)**

## ARB

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

## Builder Fines collected as of 10/15 in 2021:

- DICA \$22,910 (\$0 of this were forfeited deposits)
- DIPA \$128,555
- DITA \$0



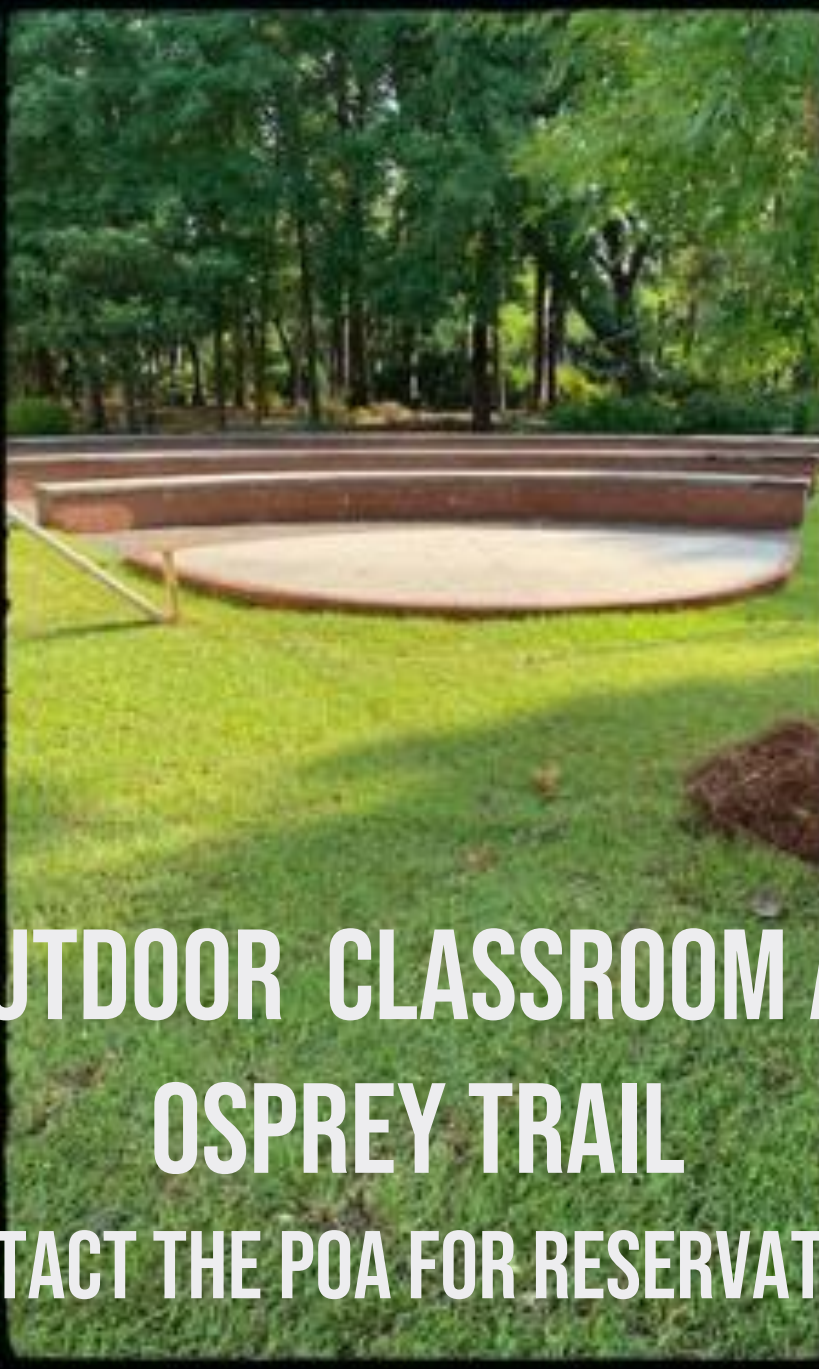
# COMMERCIAL STATS

- 7,250-day workers in a typical year – about ½ this year due to current work from home practices. Projected to go back to normal mid year 2022.
- 1,450,000 sq ft office space
- 265,000 sq ft retail space
- Low vacancy rate: Retail 97% occupied; Office 77.5% occupied

# FIELD OPERATIONS

- Great Oak Park Landscape Renovations and new gate system
- Installation of new emergency beacon system for easy access with Emergency personnel to access boat landings
- Re-decked and stained Butterfly Garden
- Cattle Trough Park Renovations
- Captains Island Landscape enhancements





**OUTDOOR CLASSROOM AT  
OSPREY TRAIL  
(CONTACT THE POA FOR RESERVATIONS)**



## Some but not all...

- Waterfront Park
- Lesesne Cemetery Fence installation and trail enhancement
- Landscape renovations and enhancements throughout the island
- Daniel Island Drive Fence Repairs and Repainting
- Trail Stop signage at all trail intersections
- ADA Universal Swing installation at Center, Pierce, Codner's Ferry, Smythe, Townsend, Scott, and Balfour Parks
- Various Pond bank improvements for better stormwater retention and runoff reduction
- Edgefield Trail system drainage enhancements and trail topdressing
- Hawk Rescue at Smythe with Mead Land Services
- Smythe Park Foot Bridge renovations
- Outdoor Classroom at Osprey Trail near Daniel Island School



## Sustainability Goals: Electric Equipment Commitment

- (2) Stihl Imow units at Ithecaw Court and Bellona Park
- Field Operations acquisition of electric chain saws and extension pole saws Field Operations use of battery-operated hand tools
- Landscape contractor committed to a goal of 75% electric equipment by end of 2023

# CODE ENFORCEMENT

- Continued to keep code enforcement at a high community-wide standard.
- Consistent code enforcement techniques equal response time normally 24-48hrs following violation notice.
- Code enforcement team communicates daily regarding neighborhood code enforcement, violations, and communication sent to owners via phone, email, and mailed letter.
- High rate of compliance due to consistent code enforcement, community pride and caring homeowners.
- The [info@dicommunity.org](mailto:info@dicommunity.org) email address continues to be a useful and efficient tool in answering and resolving questions or concerns brought to our attention by the community.

Continue to work with Elected Officials, Key City Staff and DINA

- Garbage/yard debris pickup
- Street and sidewalk hazards
- Stormwater issues
- Repaving of Seven Farms starting soon
- Installation of security cameras at 526 offramps

The POA, City, and Dominion Energy worked to:

- Continue to identify illegally painted street globes
- Added shields to those globes
- Educated homeowners about the process
- Property owners who damage City/Dominion owned streetlights will be responsible for globe replacement costs.



Though few large events due to Covid-19 the POA reintroduced:

- Food Truck Fridays at the Crow's Nest
- DI Night Market at Guggenheim Terrace (1<sup>st</sup> & 3<sup>rd</sup> Friday of each month)
  
- Hosted the annual favorites:
  - Pumpkin Walk
  - 911 Heroes Run
  - Fall Red Balloon Yard Sale
  
- Added some new events:
  - Tuesday Guitar Series
  - Lakeside Fall Concert

# Upcoming Events

- Annual Tree Lighting Celebration at Guggenheim Terrace
  - Thursday, December 2<sup>nd</sup> from 5:30 PM – 7:30 PM
  - We will also be collecting toys and gifts for the patients at the MUSC Shawn Jenkins Children's Hospital
- Luminary Night and Holiday Movie at Smythe Park
  - Thursday, December 9<sup>th</sup> at 5:30 PM, Movie starts at 6 PM
  - Featured Movie: The Grinch (2018 version)





2022

Who Else Is  
Looking Forward  
To 2022?



# Budget Overview

Board approved 2022 budget.

0% increase in DIPA assessments in 2022

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

2022



# 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 **\$2.4M** in enhancement fees

# 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 School

Rotary  
Club

Exchange  
Club

DI  
Garden  
Club

# Greatly Impacting Our Community

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In last 10 years

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To over 75 different nonprofit organizations in our service

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DICF has awarded over **\$5.1 million** in grants

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# DI Community Fund Report

By end of 2021 we will have awarded:

\$467,846 in 27 total grant requests

\$49,104 in community initiatives

**\$516,950 total in charitable giving**



## Fundraises and Helps Support:

Disaster relief

Special nonprofit needs as they arise

Vehicle for potential resident nonprofit matches



100,000 +

Over the last 10 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 NORTHERN PARCEL FF

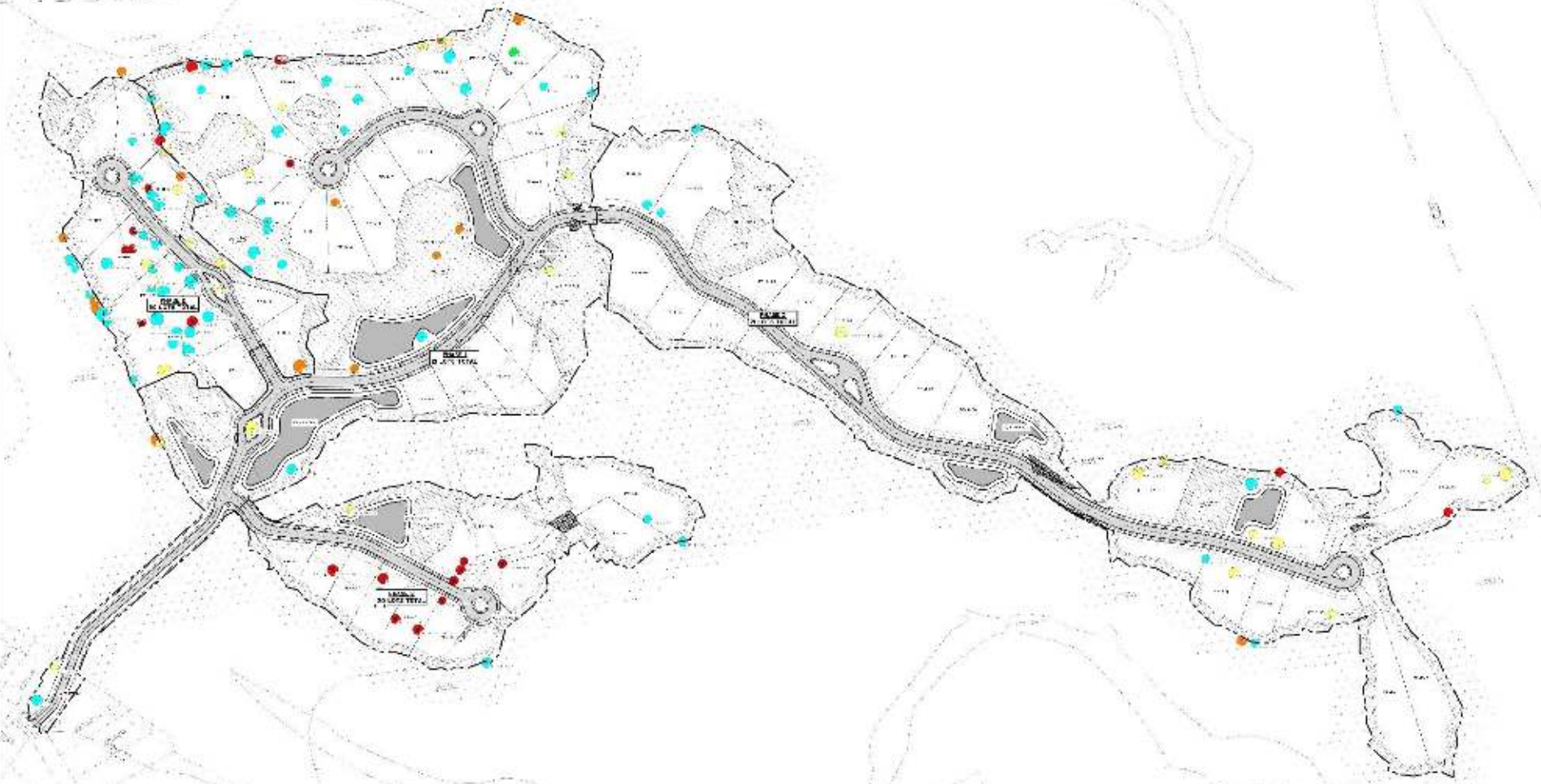
11/04/2020

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

1 Inch = 1,000 Feet  
0 1,000 2,000 Feet

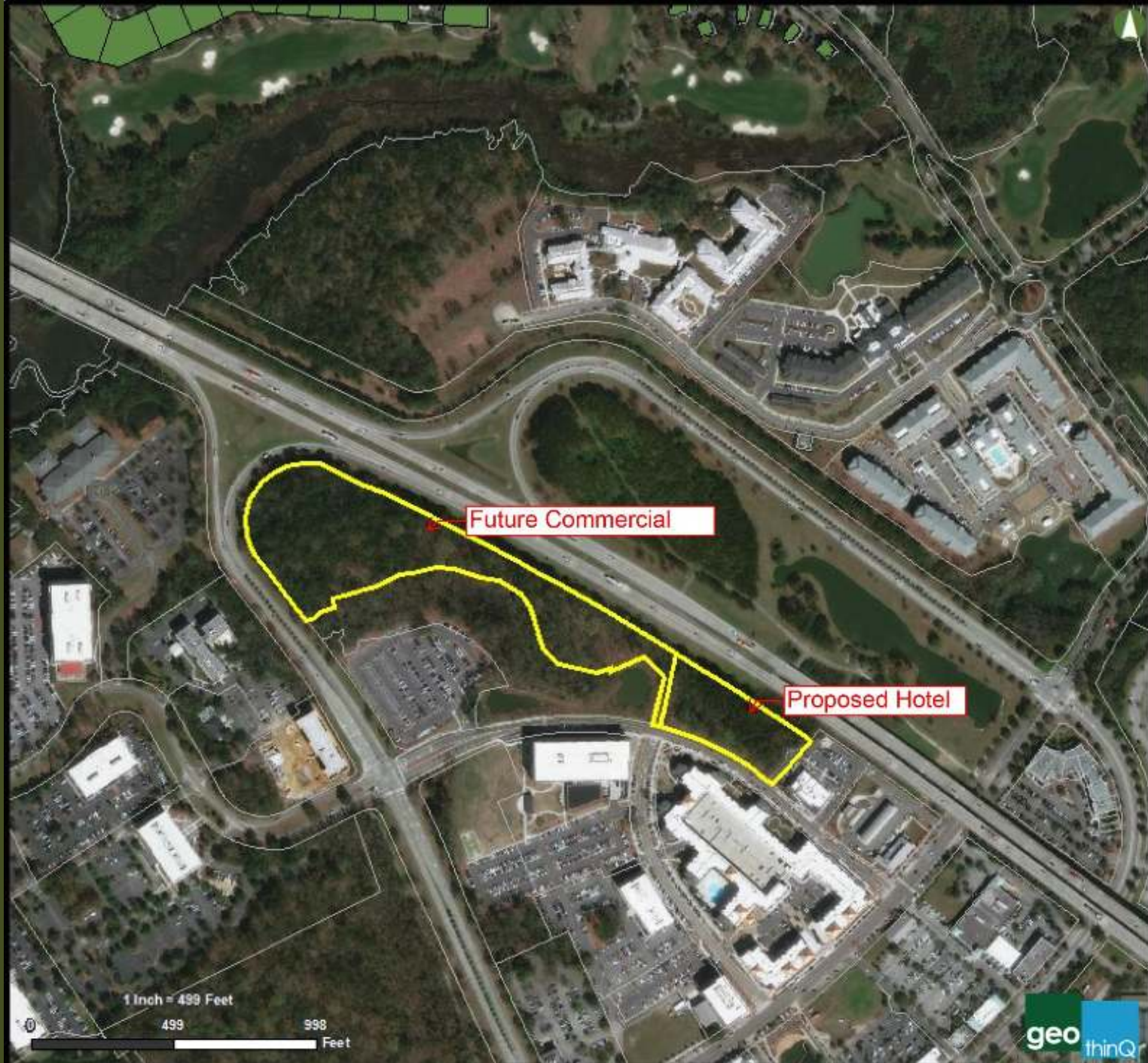


Northern Parcel FF 62 Single Family Homes  
Construction Start Early 2021



CLUSTER #11-12-13  
DATE: 10/10/2020  
SCALE: 1/8" = 1'-0"  
PROJECT: FF 62 SINGLE FAMILY HOMES  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
DATE: 10/10/2020

THOMAS HUTTON  
ARCHITECTS  
1000 W. 10TH AVENUE  
DENVER, CO 80202



Daniel Island

Parcel Q

11/04/2020

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

1 Inch = 499 Feet

499 998 Feet





Daniel Island

## Parcel L

11/12/2020

- Lots
- Parcels

# Drop In & Celebrate With Us!

Barbara McLaughlin  
& Larry Whetsell are retiring!

Drop-in and celebrate their years  
of hard work:

Wednesday, December 8th  
Pierce Park Pavilion  
5:00 - 7:00 PM







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.