



Daniel Island
PROPERTY OWNERS
ASSOCIATION

2021 Daniel Island Town Association Meeting
November 3, 2021

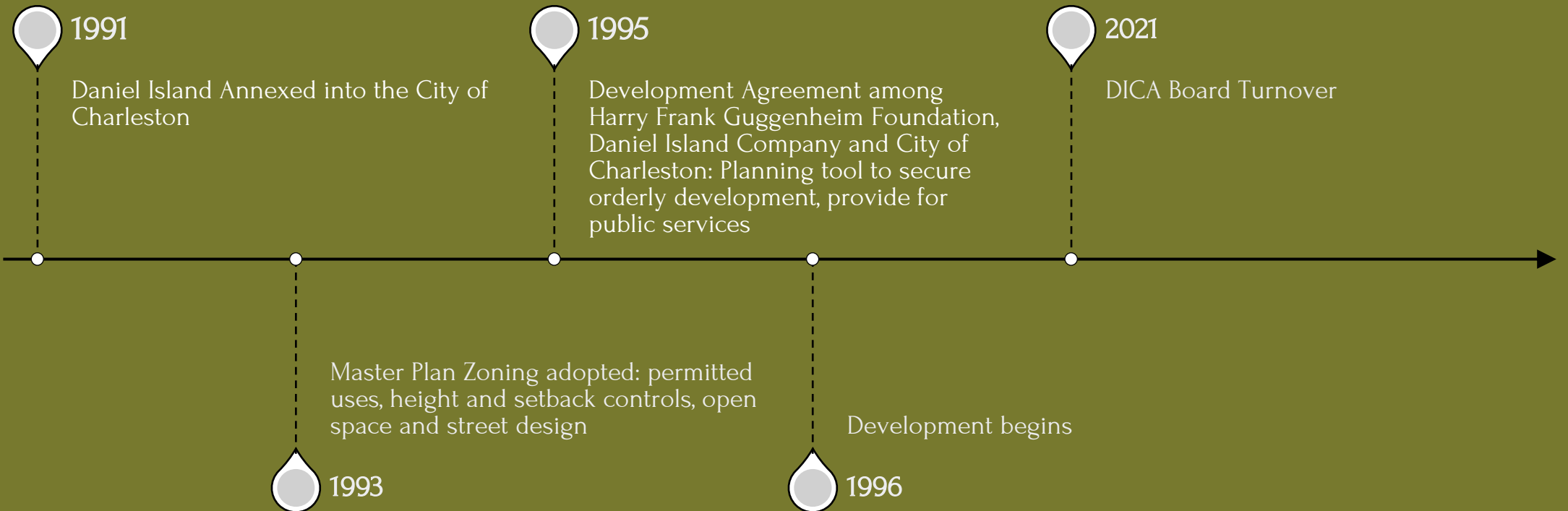
2021 Agenda

- 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 4:30 PM on 11/18/20
- 2019 Minutes were approved
- Jane Baker provided an update on association operations and the 2020 budget
- Follow-up Questions
- Meeting adjourned at 5:17 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

Fully funded Reserve Accounts for all 3 Associations

2021 DITA BOARD

Frank Brumley

David Crawford

Jane Baker*

(*appointed by Declarant)



2021 YEAR
IN REVIEW

ACHIEVEMENTS

- Implemented an effective remote and hybrid staffing schedule
- 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

Completed reserve study and have fully funded reserves.

- \$2,273,681 projected 2021-year end balance
- \$1,471,971 recommended full funding

Projected 2022-year end balance	\$2,289,349
Suggested 2022-year end balance	\$1,713, 280

Storm Reserve Fund Balance: \$65,000 at 2021-year end

TOTAL Daniel Island ARB Reviews

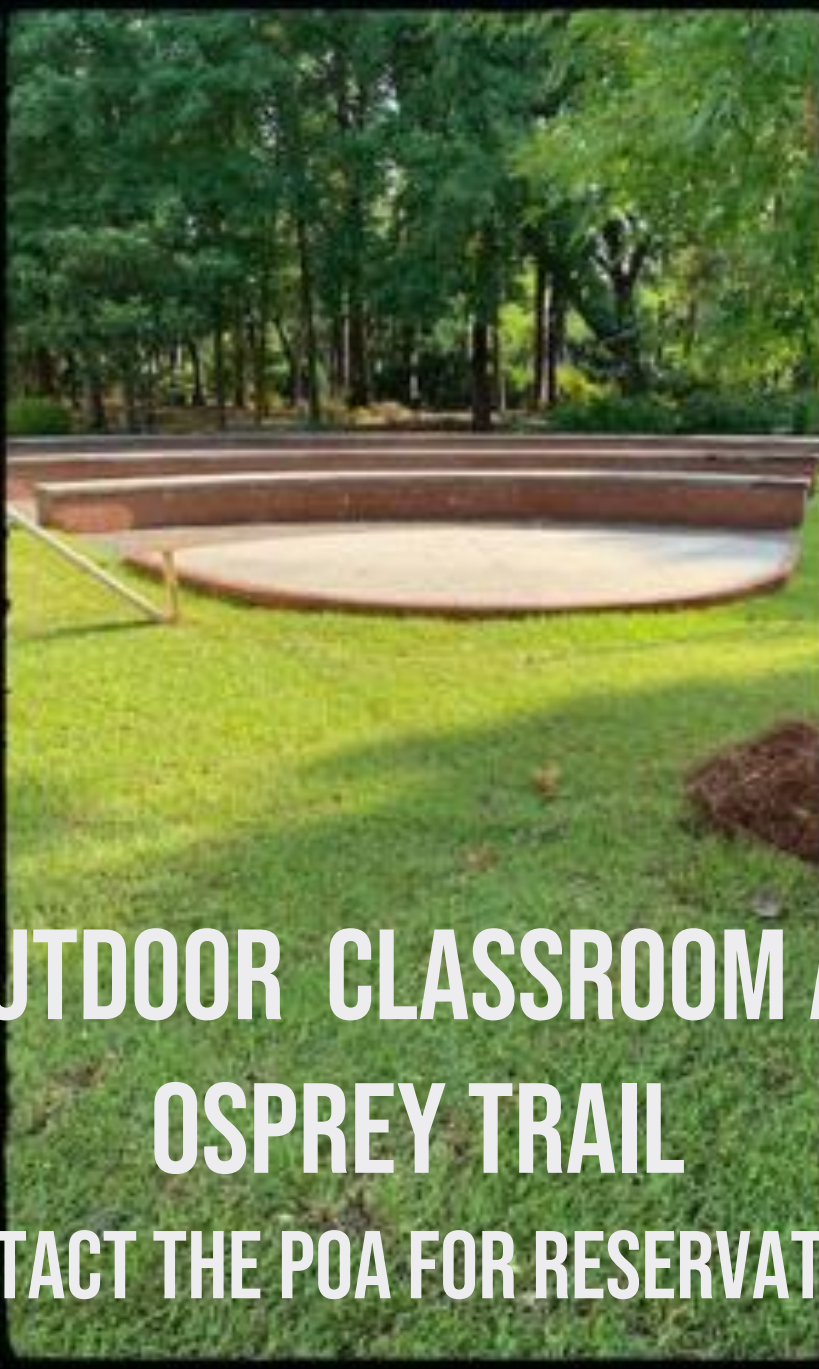
- New Construction reviews: 335
- Modifications: 1,019
- **DI ARB Total Reviews: 1,354**

DITA/DIBU

- New Construction: 4
- Modifications: 28
- **DITA Total Reviews: 32**

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



**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

- See positive results in shortcomings or areas that are not in line with the community-wide standard..
- Code enforcement team communicates daily regarding code enforcement, violations, and communication sent to owners via phone, email, and mailed letter.
- Quarterly street scape inspections in DITA Commercial Business District.
- The info@dcommunity.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.
- Focused efforts in the apartment, condo, and assisted living communities for exterior compliance and deficiencies.
- Continued quarterly street light inspections in DITA – reported all outages to Dominion Energy for follow-up.

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 (1st & 3rd 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 2nd 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 9th at 5:30 PM, Movie starts at 6 PM
 - Featured Movie: The Grinch (2018 version)





2022

Who Else Is
Looking Forward
To 2022?

FIELD OPERATIONS PRIORITIES

- Daniel Island Parks Signage
- Barfield Park, Phase 1
- Center Park Landscape and Playground renovation Phase 1
- Cochran Park Street light
- Cochran Street shore scaping
- Phase 1 Trail Light renovations along Wando River
- Codner's Park, Phase 1
- Currier Street shore scaping

Budget Overview

Board approved 2022 budget on September 28, 2021.

2.94% increase in DITA assessments in 2022.

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

2022



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 **\$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

In last 10 years



To over 75 different nonprofit organizations in our service



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



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

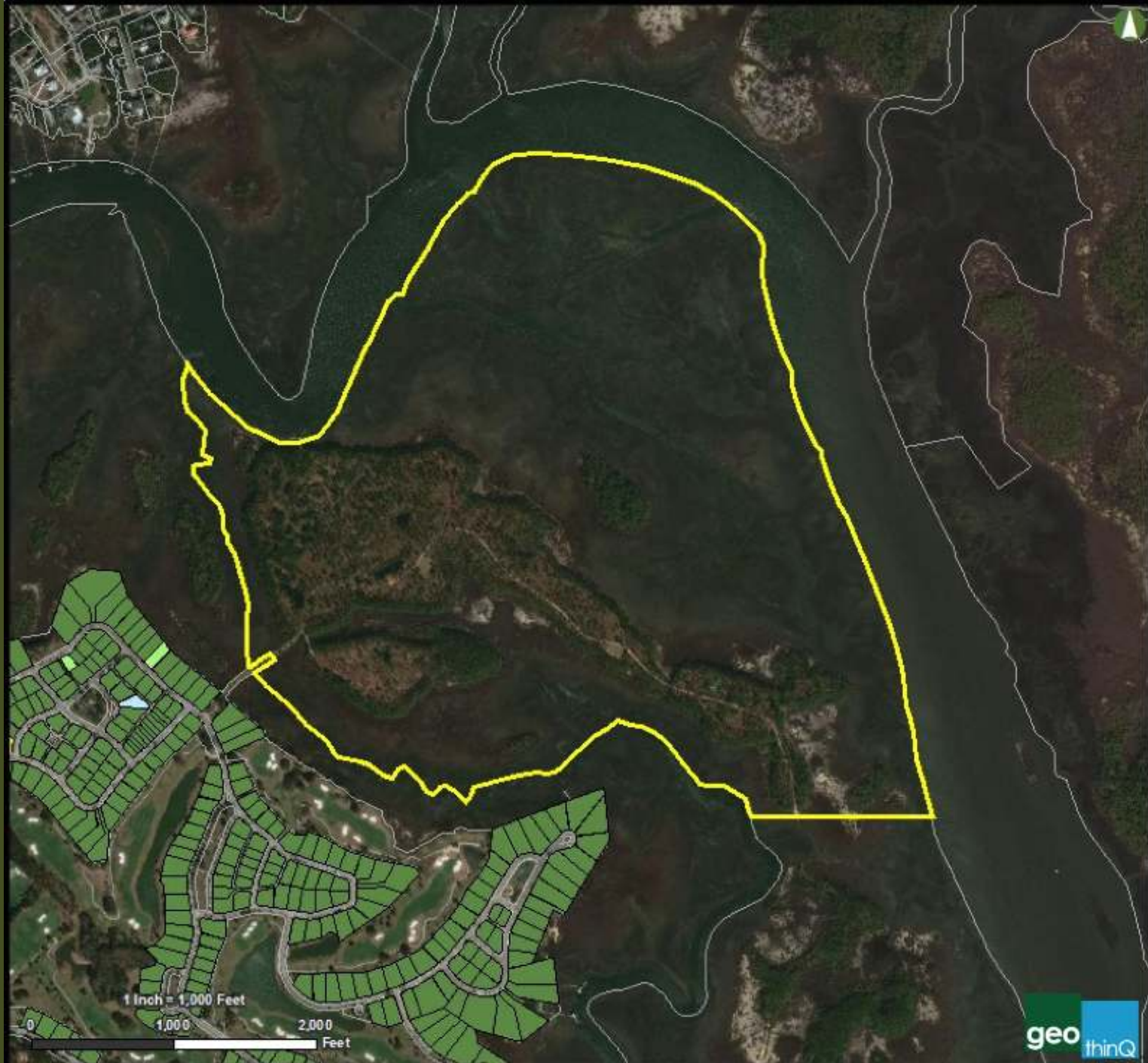


Recognize Neighbor's
Needs



Continue To Bring
Positive Change

Development Update



Daniel Island NORTHERN PARCEL FF

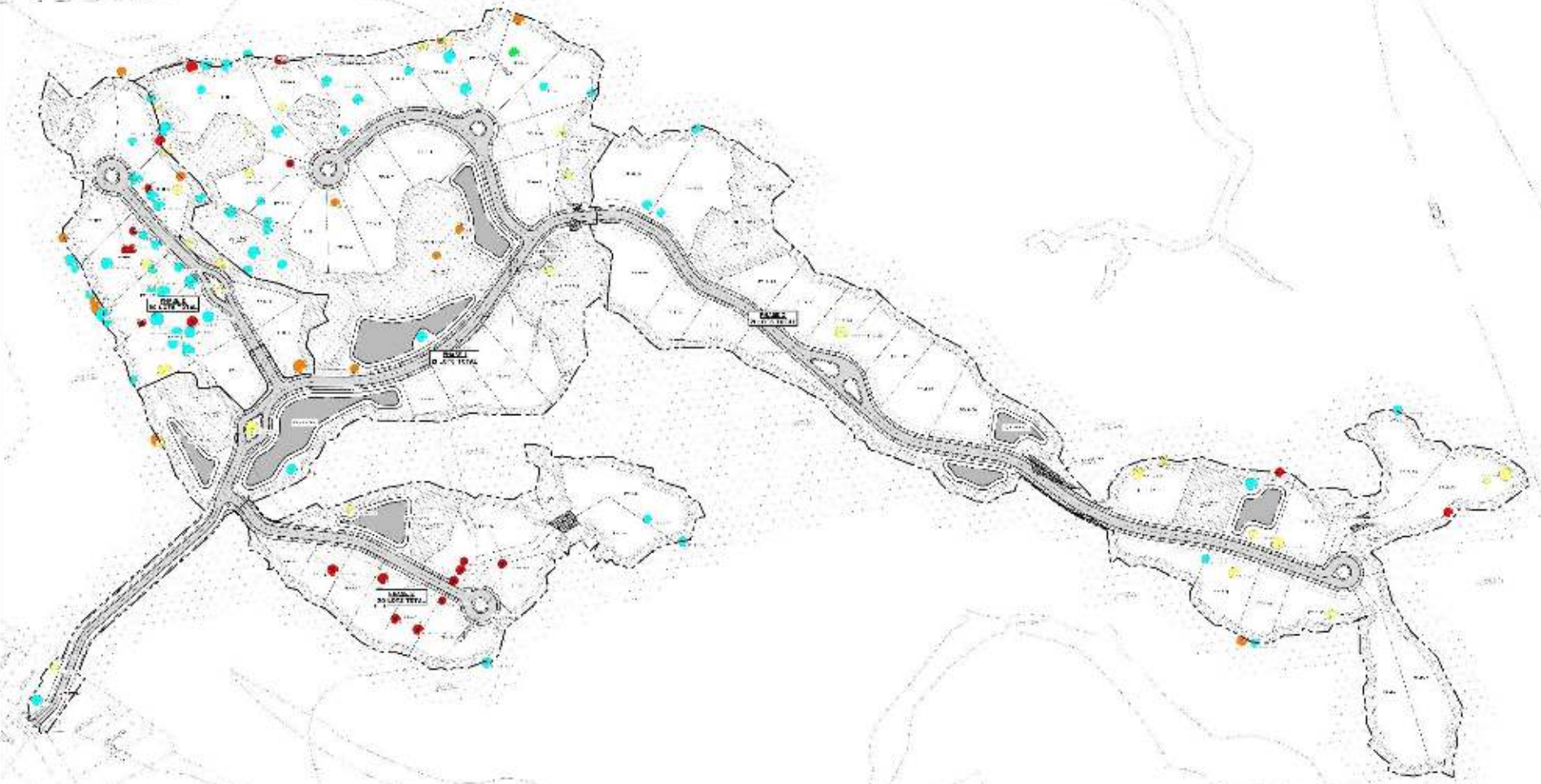
11/04/2020

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

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

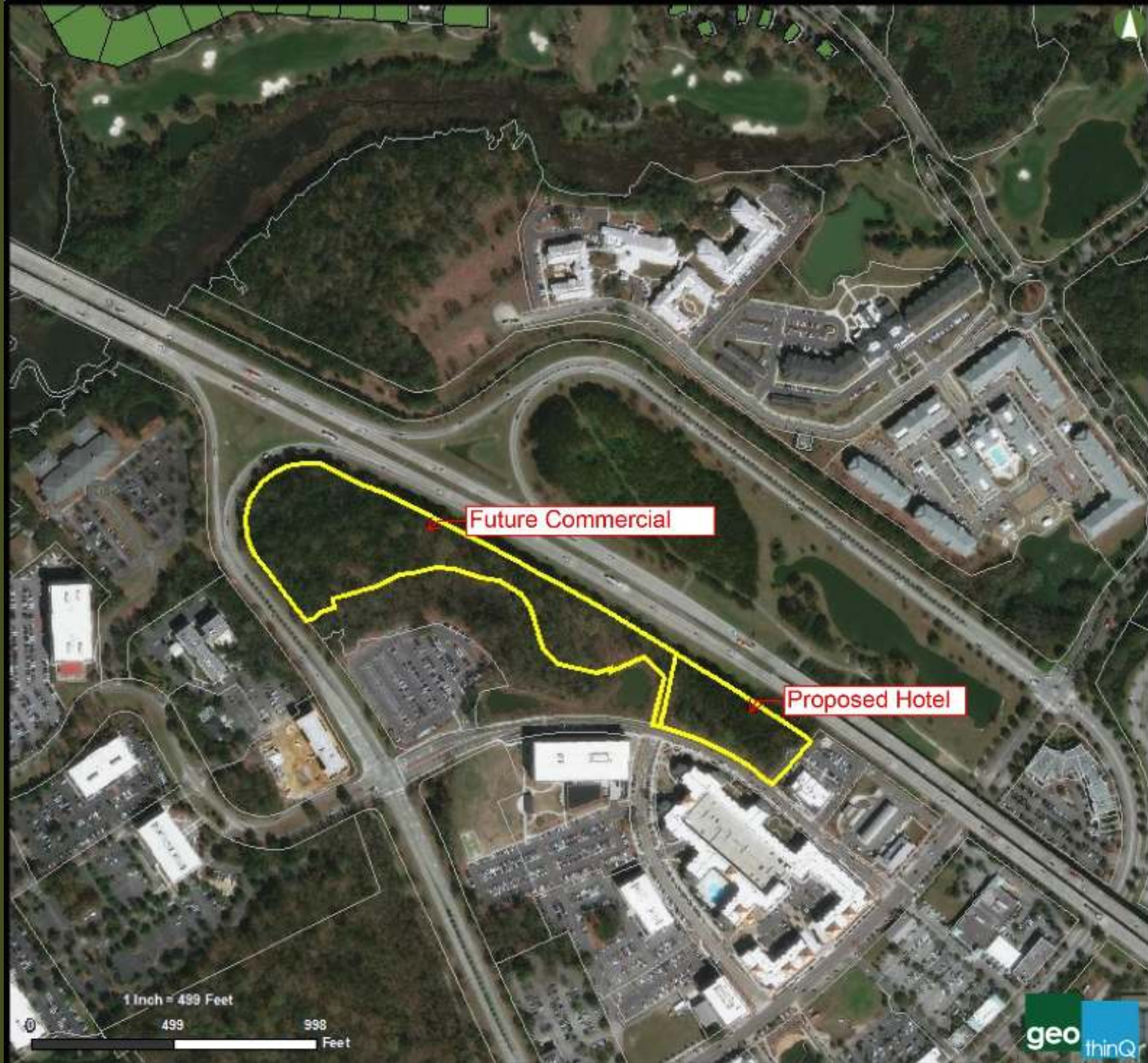


Northern Parcel FF 62 Single Family Homes
Construction Start Early 2021



CLUSTER #11-481
DAYS BLVD
LOT #1-10 PARCEL 11
21700 S. DUNDAS AVE.
BROWNSVILLE
MULTI-FAMILY DEVELOPMENT
S-10-100

THOMAS HUTTON
ARCHITECTS
1000 S. DUNDAS AVE.
BROWNSVILLE, TX 77801



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.