

**SWALLOWTAIL AT SEA PINES OWNERS ASSOCIATION
c/o THE CLUB GROUP
PO BOX 6989
HILTON HEAD ISLAND, SC 29938**

The Board of Directors of the Swallowtail at Sea Pines Owners Association met for the regular Spring Board Meeting and Annual Owners Meeting on Hilton Head Island on May 2nd and May 3rd, 2017. The following summarizes the discussions and decisions resulting from the meetings.

Hurricane Matthew Update

All of the damage caused by Hurricane Matthew was repaired in good time following the event last October. Units were quickly restored to occupancy status and any inconvenience to owners was minimal given the serious nature of the event. The Club Group staff in particular deserves congratulations not only for making the physical repairs necessary but also for accommodating owners who were affected by the storm's aftermath. As a reminder, here are some photos of the property after the storm passed by:



The Association however did have significant costs to pay for the clean-up. Our hurricane insurance has a \$18,000 deductible per building as that insurance is geared to cover catastrophic damage. The damage at Swallowtail did not exceed the deductible on any of our buildings and as a result, we incurred \$70,000 in direct costs to be paid out of pocket. In addition, we along with all other Sea Pines Properties were assessed by the Sea Pines Property Owners our share of the costs for the general clean up within Sea Pines. That assessment amounted to \$37,000.

Fortunately, your Association had sufficient cash on hand to pay these hurricane expenses. We now need to raise the funds needed to restore our cash balances to their prior level. As Hurricane Matthew was an unforeseen and unavoidable event, your Board of Directors has approved a special assessment of \$50 per unit week to rebuild our reserves so that we can continue to maintain and improve Swallowtail. An invoice for this assessment is included with this mailing and is due by June 30, 2017.

This is the first special assessment that has been levied since 2001. Your Board is glad that all of the improvements made at Swallowtail over the past 16 years have been funded through the regular annual maintenance fee billing and that only the unforeseeable nature of the hurricane costs necessitates this special assessment.

2016/2017 Major Capital Projects

1. Convert the floral wallpaper in the kitchen to paint to match the green color in the living room niche. **Complete**
2. Repaint the exterior of all of the villas along with wood rot repair where necessary. **Complete**
3. Initiate the project to replace the keyed entry locks with a key pad system with individual entry codes, for each villa and the pool entry. **Fall 2017.**Your check-in confirmation will include instructions on the use of the key pads, thus stopping at Harbour Town Yacht Club will no longer be necessary for owners.
4. Recover the living room chair and ottoman cushions. **Complete.**
5. Construct a new grilling area in the open space in the middle of the Swallowtail property. **Complete.**



FUTURE CAPITAL PROJECTS

The next major project planned is the renovation of the kitchen which would include insuring that all of the appliances match in color, replacement of the counter tops, work on the cabinet facing and replacement of the tile from the kitchen into the entry area. The scope of this project has not yet been completely determined and that work and some preliminary design thoughts will be underway so that a determination and starting date can be made by the time of the fall board meeting in October, 2017 and started in 2018.

OWNER EVENTS

The wine and cheese receptions at the pool area have been extremely popular with our owners. These will take place every Monday evening at 5pm throughout the summer and early fall months at the pool area. Please stop by and greet the Swallowtail staff and other owners.

INTERNAL TRADES

At the Annual Meeting, a number of owners present expressed difficulties in accessing the area of our Swallowtail website that facilitates internal trades between owners. To take advantage of this feature:

- Log on to www.swallowtailatseapines.com and go to “Owners” on the top bar.
 - The password is: Swallowtail1980
- On the right hand side is “Internal Trades”
 - Simply “Click here” at the top of the page to add a listing. Be sure when adding a listing to include your contact information and week/dates you are trading. You can also use the “Notes” field to say what you are looking for.

Annual Meeting Board Member Election

At the Annual Meeting, Theresa Thomas and Jimmy Jackson were re-elected to an additional three year term of office: 2017-2020.

Best wishes to all Swallowtail Owners for an enjoyable and safe summer season!