

SWALLOWTAIL AT SEA PINES OWNERS ASSOCIATION

**c/o The Club Group
PO Drawer 6989
Hilton Head Island, SC 29938**

Fall 2018 Newsletter

2019 Operating and Reserve Budgets

The Board of Directors reviewed and approved the Operating and Reserve Budgets for 2019 at its Fall Board Meeting. The review included an open meeting with Swallowtail owners to discuss the budget issues.

We are very pleased to report that there will be no increase in the 2019 Annual Maintenance Fee assessment; it will remain at \$880.00 per unit week owned. The Annual Fee has remained constant for 2017, 2018, and 2019. One more installment of the Special Assessment of \$75.00 per unit week will be due in July, 2019.

Total budgeted expenses for 2019 are set at \$698,000 for the Operating Budget and \$281,000 for the Reserve and Replacement Budget.

Kitchen Renovation Project

As reported in past newsletters, the next major undertaking at Swallowtail will be a complete renovation of the kitchens. This project will be undertaken in phases as was the new bathrooms project of several years ago and we believe will have a similar transformational effect on our Swallowtail villas. As reported previously the project will include:

Replacement of all of the tile flooring in the kitchen continuing out into the entryway. We will use a composite flooring material that will be easier to maintain and will not chip or crack.

Continuation of the replacement of appliances so that at the end of the project there will be no mis-matches of the stove, refrigerator, washer and dryer. Also, new countertops, a glass tile backsplash and stainless steel hardware throughout the kitchen will be installed, there will be renovation of the existing wall cabinets where necessary and the project includes opening up the “window” between the kitchen and the living room while retaining the barstool eating area.

The preliminary fall/winter schedule for the November 2018-February 2019 kitchen project is as follows:

11/9/18-11/30/18: Units 2872-2876

11/30/18-12/20/18: Units 2877-2881

12/21/18-1/11/19: Units 2870-2871

1/11/19-2/1/19: Units 2882-2886

Owners of these units should be in contact with the Front Desk at the Yacht Club which will help you to move to unaffected units during this initial time frame.

Many of you have had the opportunity to view #2882 which has served as the model unit. The model is generally available for viewing on Fridays between 11am and 3pm. Owners should check with the Front Desk prior to going as the hours may change depending on the occupancy of the villa.

Other Significant 2018/2019 Projects:

Work under the villas to remove and replace the insulation where necessary, treating the underlayment with waterproofing material, shoring up the structure where necessary, re-installing new and thicker insulation and installing fans under some of the villas to increase airflow and reduce humidity. A significant portion of this work has been completed.

Re-strapping the patio and pool furniture where necessary and replacing pool furniture where necessary.

Replacing the bridge between Swallowtail and Inland Harbor along with its adjacent bulkheads. The cost will be shared 50-50 with Inland Harbor.

Sea Pines Beach Club Parking Changes

The Sea Pines Beach Club and its parking area is owned by the Sea Pines Company. The original deed covenants at Sea Pines codified the right of Sea Pines to restrict 50 parking spaces for the use of single family homeowners of Sea Pines property. As owner of the parking lot, the Sea Pines Company has decided to reserve the remaining 70 spaces for rental guests who are renting from the Sea Pines Company. These **parking** restrictions are going to be put in place beginning Memorial Day weekend 2019 and ending after Labor Day weekend 2019. Please note that there is no restriction of beach **access** for Swallowtail owners at any time

during the year and there is no change to our unrestricted access to Tower Beach and its parking lot as signified by the BCH code on your Sea Pines gate pass.

Swallowtail owners can certainly access the Beach Club property by boarding the Sea Pines trolley service at the Sea Pines Center across Lighthouse Road from Swallowtail; the trolley runs are approximately 20 minutes apart. Alternatively, Swallowtail owners can bike to the Beach Club. CSA (Homeowners Association) is currently working on an alternative beach parking plan for the 2019 summer season. We will update you as these plans develop.

Timeshare Bandits

As always, we strongly urge you to not respond to any solicitations from unknown companies offering to buy your Swallowtail week. These are inevitably scams where the existing owner pays the soliciting agency to purchase the unit and ultimately receives no proceeds from the “sale.” Swallowtail, through assignment, has a right of first refusal on all Swallowtail sales and once the timeshare bandit finds this out any such transactions will collapse. Do not deal with these solicitations.

Spring Meeting and Annual Meeting

Your Board of Directors will meet again on May 7 and May 8, 2019 with the Annual Meeting of the Swallowtail owners taking place on May 8. Formal notices and proxy cards will be mailed at a later date.

There will be one vacancy on the Board of Directors to be filled at the Annual Meeting. If you are interested in running in the election, a volunteer form will be available on the Swallowtail website in the Owners’ section.

Best wishes for a safe and happy holiday season and a Happy 2019!

SWALLOWTAIL BOARD OF DIRECTORS

Charles Heinz, President; Theresa Adams Thomas, Vice President and Secretary;
Bill McKernan, Treasurer; Wes Rogers and Jimmy Jackson, Members