

Swallowtail Newsletter  
Summer 2020

Dear Swallowtail Owner,

We hope this letter finds you safe and well. It certainly has been an interesting year with all of the updates, rules, and changes. We have been trying to keep our owners up to date with eblasts. If you have not been receiving these eblasts, please check to make sure we have your current email address on file. You can do so by emailing [swallowtail@cglhhi.com](mailto:swallowtail@cglhhi.com) and make sure to provide your name, unit number and week and we will update your email address for future emails.

Your board met via conference call at the end of May. There were several topics that the board discussed in detail.

### **Coronavirus**

The board reviewed its one time policy affecting those during weeks 11-17. During the general shut down of the economy in March and April, the board authorized a replacement week for owners during weeks 11-17. During these weeks, the state of South Carolina issued a “Stay at Home or Work” order that effectively shut down many important parts of an owner’s stay at Swallowtail. If you had a week during March 20<sup>th</sup> thru May 8<sup>th</sup> and you did not receive this policy, please email Mindy Burroughs at [mindy@htyc.com](mailto:mindy@htyc.com) and she will be happy to assist.

Since mid-March, we have stepped up the cleaning of the units and common areas to do our part of helping to stop the spread. Our housekeeping staff has always used top grade chemicals to clean the units and these chemicals are specifically identified by the CDC as able to kill the virus. While each owner has to make their own decision about travel, know that if you do decide to come to your home on Hilton Head, the unit is cleaned, sanitized and ready for you!

### **Projects**

The kitchen project was completed in February of this year and the board had scheduled to review the furniture package in the units. Specifically, the board is looking at the Dining Room, the Living Room and the Sitting Room furniture. Due to the shutdown and uncertainty, the board agreed to take a more detailed look at the plans in the October board meeting. We are looking forward to updating the main living area!

In the last couple of years we have painted the exterior of the units, replaced the roof, upgraded the bathrooms, upgraded the kitchen, added a new grill area, and many other smaller updates to the units. If you have not been here in a while, we think you will enjoy seeing many of the changes and updates to your units.

## **Amendments**

There are several sections in the Master Deed and Bylaws that are outdated. In order to avoid the additional expense of having to mail out all of the notices, reschedule Annual Meetings due to a lack of quorum and to improve the way we receive your responses, the board will be presenting several amendments to the documents to more efficiently take care of the Association's business and save much needed money.

There will be a total of four amendments.

1. Change the notice period – Currently the documents state the Association must notice the membership of meetings of the ownership “not more than 30 days prior” which significantly limits U.S. mail travel time, response time, and follow up. We would like to extend this to 60 days so that we can give you the owners more time to respond and build a quorum. Avoiding a rescheduled meeting due to lack of quorum will save the Association money.
2. Change the notice mail requirement – The documents were put in place prior to email. Therefore, all notices have to be sent out via U.S. mail. We would like to add the ability to electronically notify owners without the requirement of snail mail. Owners wishing to receive their information via mail will still be able to receive it via mail. Allowing electronic notice will save the Association money.
3. Change the response requirement – Currently the documents require a physical signature of the owner. This requires either a return mail or fax. We would like the ability to allow for a secure electronic response to help ensure a quorum to conduct Association business. Allowing easier responses from owners will save the Association from having to reschedule an Annual Meeting and thus save the Association money.
4. Association Owned Units – Currently the documents preclude any consideration of the Association owned units. The last several years we have had to reschedule Annual Meetings in order to reach a quorum. Allowing the Association to vote its owned units will help achieve a quorum. Helping the Association reach a quorum without having to reschedule an Annual Meeting will save the Association money.

Please look out for upcoming eblasts reminding everyone of the Annual Meeting and the importance of these amendments.

## **Sales/Rentals**

Take advantage of our Special Getaway Rental Program with reduced rates for owners. Call Mindy Burroughs at 843-671-0409 for pricing and availability.

Existing Swallowtail Owners as well as their families receive a 25% discount from the published price when you buy an HOA week and the Association will waive the Annual Maintenance Fee associated with the next available usage. Also, if you recommend a friend who purchases, you will be eligible for a \$500 referral bonus.

The Association continues to work on sales and rentals. There has been a pick up in interest in purchasing weeks and in the last couple of months, Lighthouse Realty has been able to sell several Association owned weeks as well as assisting owners to sell theirs. If you are interested in listing your week or interested in purchasing a week, please contact George Flathmann at [george@lighthouse Realty hhi.com](mailto:george@lighthouse Realty hhi.com). If you are interested in renting a week, please contact Mindy Burroughs at [mindy@htyc.com](mailto:mindy@htyc.com). A new video has been posted to the website showcasing the interior and location of Swallowtail. If you have a friend who might be interested in buying or renting, please share the video with them so they can see for themselves the views and space in our beautiful Swallowtail units!

### **Other Items**

As noted in the email updates, the Annual meeting that is normally scheduled in May has been moved to October 21, 2020. Please stay tuned as to how this meeting will be conducted. The time to accept volunteers for the board has been extended until September 4, 2020. If you are interested in running for the board, please fill out and return the Volunteer Form found on the Swallowtail website.

The board thanks you for your patience and understanding as we all navigate these unprecedented waters. We want to operate safely and continue to make improvements to keep you and future generations coming back and enjoying your home away from home!

Sincerely,

The Board

Bill Mckernan – President/Treasurer

Wes Rogers – Vice President

Donald Kirk – Secretary

Jimmy Jackson – Board Member