



C.O.V.A.R. CORNER

DEBRA LEHMAN

President
Council of Villa
Associations
and Regimes
Information

The following are the meeting minutes authored by Cindy Brown at the COVAR meeting on Saturday, December 8th. The agenda was "Meet the SIPOA Candidates" that are nominated for 2019.

Call to Order

President Debra Lehman called the meeting to order, and facilitated introductions. In addition to Villa owners, the following guests were present: SIPOA Vice President Guy Gimson, SIPOA Nominating Committee Chair Bill Bane, Nominating Committee member Steve Montagu-Pollock and five of six 2018 SIPOA Board of Director Candidates and two of three Nominating Committee Candidates.

Meet and Hear from Candidates for the SIPOA Board of Directors

Greg Iaconis and Cindy Brown, two of three, Nominating Committee Candidates introduced themselves.

Five of the six candidates running to fill a SIPOA Director position in 2019 were present. Each candidate was given up to 10 minutes to introduce themselves including their qualifications and their focus as a SIPOA Director. Each Candidate provided a Biographical/Position Statement prior to the meeting. These were electronically sent to all Regime/Association Presidents and Representatives prior to the meeting and provided, on paper, at the meeting.

Ellen Coughlin – Ellen moved to Seabrook 23 years ago from New England. She first purchased a Tarpou Pond and then an individual residence. During this time, Ellen has held many volunteer positions on the Island, including membership on the Nominating Committee, COVAR Board, SINHG, Architectural Review Committee (ARC), Legal Committee, Long Range Planning Committee and Safety and Security Committee. Her career experience is broad but wheth-

er being an elementary school teacher or a labor union representative, she has demonstrated strong organizational and communication skills which are essential to her volunteer work as well. Ellen believes that Seabrook's natural resources must be protected and yet be made available to all residents.

Ray Hoover – Ray and Lucy Hoover first became property owners on Seabrook 12 years ago and have owned all different types of properties from a vacant lot, to a villa, to a single-family residence. This helps give Ray a broad perspective on the diverse viewpoints of each of these property owners. But regardless of these diverse viewpoints he believes the purpose and business of SIPOA is to preserve the property of the Island for all owners. Ray's experience as principal in a large international Architectural firm has allowed him to live all over the world during his 45-year career. This experience also naturally led Ray to become a member of both the ARC and Long-Range Planning Committees on Seabrook. Ray identifies the current challenges for the Island to include: flooding and drainage issues caused by global warming and the rise in sea level, maintenance of an aging inventory of older homes/villas, the strain on Johns Island infrastructure caused by rapid development and the challenge to keep the Island marketable to the next generation of owners. Given these challenges, Ray feels it is imperative that the Town, the Club and SIPOA work together with a single purpose.

Gordon Weiss – Gordon is a recent resident of Seabrook, moving here in May. His work experience is in the insurance industry where he started in sales/marketing but transitioned into informational technology in the early 80s. In addition to his strong technical background he was President of his condo association in Chicago for seven years where he made large advancements in how it functioned and interacted with its members. Two goals he has for SIPOA is to increase the detail of the annual plan and to provide a regular shuttle service into Charleston. However, being new to the Island, Gordon says, if elected, he will listen, learn, analyze and then respond.

James Geiger – Jaime and Amelie

have been Seabrook property owners since 2010. Prior to that, Jamie had an extensive 35-year career with the US Fish and Wildlife Service where he held supervision, management and administrative leadership positions. He identifies Seabrook's challenges in three categories: Transparency in Governance, Habitat and Storm Protection and Infrastructure. To improve transparency, Jamie would like to see more information presented to members with a public comment period prior to decisions being made by the Board. In regards to habitat and storm protection, Jaime suggests modeling these hydrological events to determine where drainage failures impact infrastructure and then remedy to prevent these failures in the future. And Jamie thinks we should be pro-actively planning and funding the replacement of old infrastructure before it fails. In order to be more efficient and effective, Jamie says we must work collectively on these issues.

Mike Grabman – Mike has been a Seabrook property owner for 14 years. He is a Board Certified Building Inspection Engineer with over 50 years of experience working with the design and construction of large, complex building projects. Mike is a member of the SIPOA General Operating and Maintenance Committee who recommended him as a Board candidate. He identifies the flooding and drainage issues facing the Island as an area where he can lend his expertise. He noted that Steve Hirsch, the Seabrook Island's SC Licensed Professional Engineer, who holds legal responsibilities for SI public health, safety and welfare, has advised the SI road system needs to be repaved within the next few years at estimated unfunded cost of several million dollars. Road repaving needs should, in my opinion, also consider the sea rise and drainage issues in a coordinated effort which will require the studies mentioned. Mike also believes there is a need for greater transparency and communication in SIPOA governance

Tom Pinckney – due to a previously planned engagement, Tom was unable to attend the meeting. He did send Debra Lehman a letter to read to the COVAR members. In the letter, Tom

identified three issues he feels are most important to Seabrook: drainage problems, boardwalk problems and the sometimes tense relationship between the Club and SIPOA.

Questions/Comments for Candidates

Joanne Fagan of Treeloft Villas asked the candidates if they felt both the Club and SIPOA should take financial responsibility for the flooding issues affecting various villas as a result of golf course drainage.

Answers:

- Ellen – financial responsibility should be shared by the island
- Ray – nature and ruling documents do not address jurisdictional lines and therefore we must all work together to resolve the problem
- Gordon- everyone should pay their fair share. One organization should take the lead but should receive funding from all organizations.
- Jamie – need to work collaboratively among all organizations
- Mike – This is a more widely spread issue across Seabrook Island than Treeloft. That all options, including the "do nothing" option which Ms. Fagan is experiencing, have unfunded costs. Public funding for any option cannot be anticipated. Mike believes that all funding will need to come from within the Seabrook Island community. One of Mike's greatest concern is that all property owners need to vote no matter for whom they vote.

Meeting Adjournment

The meeting was adjourned at 11:00 am. The next COVAR meeting will be on January 9, 2019 at 4 pm in the Osprey 2 room at the Lake House.

Some of the agenda items for the January 9th meeting will be:

- An update on Drainage & Flooding issues
- Gate Access software & procedures
- Parking issues & regulation updates
- Capital Improvement database creation
- Beach front Association/Regime Committee status
- Results of election for COVAR Board Members for 2019▲