



Owners Newsletter

August 2022

With schools returning to session, beach visitors are slowing and the summer season is coming to an end. It is now time for Seagate owners to make plans for the Fall Hurricane Season.

Predictions are for (6-10) storms impacting the Grand Strand in 2022. While we expect little danger from high winds, our primary planning is the protection of property from storm surge and flooding. Thus far in June and July, coastal and inland flooding have damaged North Myrtle Beach from (3) separate tropical storms. Somewhat unusual, those storms formed just off of our beaches. The Association has made plans to secure the common areas of the property in advance of storm threats. Each owner should plan to secure their "limited use" common space and personal property located at Seagate Villas. Plan on the loss of power, rising storm water, and personal provisions should you wait out storms. Please make sure your courtyard gates are shut and latched, and all deck furniture and wall-art are removed or secured.

Financial Management

Currently we are operating to our budgeted plan. Both our operating and reserve funds are meeting plans and expectations for maintenance and improvements.

Second Installment of Special Reserve Assessment: \$500 from each owner is due September 1, 2022. Please make arrangements with your selected method of payment to pay this special assessment on time.

Board Member Reports

Buildings – All scheduled projects have been completed for plan year 2022. With the exception of minor repairs and maintenance, no additional buildings expenses are expected for 2022. Please keep courtyard gates closed and latched, as winds tend to wreck havoc on gate hinges and frames. Plumbing in each individual unit is the responsibility of the owner to maintain. Fixture supply and discharge lines connect into the main lines which are common to the property. The Association uses Vines Plumbing and Restoration for maintenance of the common main lines throughout the property. Each owner may use any qualified professional plumber for their unit, or they may establish their own personal account with Vines for services.

Pool – Everyone is reminded that owners and guests should obey all pool rules and hours of operation. Specifically, no pets and no glass or breakables are allowed in the pool area at anytime. Please be considerate of others when smoking in the pool area and dispose of materials in the proper receptacle. Shower the beach sand off at one of the pool-side showers before taking a plunge. A chase lounge is being re-strapped and 3 of 4 umbrellas are in service. Please use care when raising and lowering umbrellas as tilt keys are not very durable. Pool resurfacing is scheduled for early October.

Grounds – Landscaping maintenance is being worked to schedule including applications, trims, and maintenance of of the irrigation system.

Owner Relations – Discharge of fireworks are not allowed at Seagate Villas. This includes the private property and roads surrounding the complex. In addition to disturbing our owners and guests, the risk of fire is of primary concern. Also, each unit has one assigned and marked parking space. Respect other owners by using only unassigned and unmarked spaces for additional vehicles while visiting the property.

The Board of Directors is developing a "Flag Display Policy" for Seagate Villas. Thoughtful consideration and allowances are being made for establishing guidelines. Key elements will include requests for Board approval, size, type, placement, and responsibility.

Your Board of Directors