



Owners Newsletter

September 2022

Labor Day marks the last "hoorah" for many at the beach. The Fall provides some cooler temperatures, oyster roasts, and some outdoor festivals. It is a great time for Seagate owners and guests at Seagate.

So far we have been spared stormy weather, but everyone should prepare to protect their property from the risks.

Financial Management

Currently we are operating to our budgeted plan. Expectations are that project expenses are being planned for 2023 budget year. The second installment of \$500 for the Special Assessment was due September 1, 2022.

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. Recently completed was a minor porch ceiling repair at unit #22. Three other minor repairs and maintenance are being scheduled for a gutter cleaning at unit #20, repair of the gate at the transformer corral outside building F, and the sump pump function and cleaning by unit #21.

Pool – The resurfacing project is still planned for after October 1. Pool Surgeons is not yet able to provide a specific date for the project. Two of the pool umbrellas are broken and one is in poor condition, recommending the replacement of all four before next season. Our pool operator recommends we budget for replacing the PH Probe and an ORP probe for chemical controller. Plans are to budget in 2023.

Grounds – Landscaping maintenance is being worked to schedule including applications, trims, and maintenance of the irrigation system. The palm tree was removed from building A by unit #1. Continuing to keep check on flooding caused by heavy rain and debris at the drain between units #1 and #32. Plans are to relocate and plant new shrubs at building F, at units 30 and 22, and building A unit #4 are scheduled. Currently we are evaluating paver sidewalks for repair, predominately around Building F.

Owner Relations – Please continue to respect your fellow owners and their guests by following Seagate Rules. Unfortunately there have been a few incidents with guests this summer. Owners are responsible for their units and those guests while own the property. It is important that owners communicate the Seagate Rules to guests of the property. Attached is a copy for your use, and updated rules may be found at the Association website Caliber.

We are very pet friendly, however unleashed or barking dogs can be a nuisance to others while enjoying the property. Also, porches and patios should not be areas for storage of beach chairs, umbrellas, bicycles, towels, trash, brooms, mops or cleaning supplies. Please stow these items when not in use.

The Board of Directors is putting finishing touches on a "Flag Display Policy" for Seagate Villas. Guidelines should be available in October,

Your Board of Directors

Sea Gate Villas Association Rules and Regulations – 2022

Owners - Please post and share with all guests/occupants of your Villa. It is each owner's responsibility to ensure that family and guests are aware of the SGV rules, as well as responsible for any damage caused by their guests.

Welcome to Sea Gate Villas. All Villas are privately owned, and you are urged to help us take good care of them during your visit. Please review and follow the SGV Rules during your stay for your safety. Thank you!

SWIMMING POOL POOL HOURS 9:00 AM - 10:00 PM	<ul style="list-style-type: none"> The following rules are SC DHEC enforceable state regulations and violation can result in monetary penalty and/or pool closure: <ul style="list-style-type: none"> No Glass on pool deck (bottles, dishes, coffee cups, etc.) If broken/shattered glass gets into pool, the pool must be drained, cleaned, and refilled at violators expense. No pets on pool deck. Do not unhook or play on the pool rope. No solo swimming and swimming is at your own risk – no life guard on duty. Anyone under the age of 16 must be accompanied by an adult. RULES POSTED AT THE POOL MUST BE OBSERVED.
TRASH DISPOSAL	<ul style="list-style-type: none"> All trash must be bagged and taken to the SGV trash dumpster on the Northeast corner of the property. Please break down any boxes so that minimal space is used in the dumpster. DO NOT DISCARD ANYTHING in toilet except toilet paper. This includes tissues, wipes, hygiene items, paper towels, etc.
NOISE / DISTURBANCES Quiet Hours 10:00 pm – 9:00 am	<ul style="list-style-type: none"> Be always considerate of your neighbors. Disturbances including loud parties or loud playing of music, TVs, radios, musical instruments, etc. are not allowed. The discharge of fireworks is not permitted.
PETS	<ul style="list-style-type: none"> Pets are not permitted in villas for “guest only” stays. Pets are not allowed in the courtyard or on the pool deck at any time. Pets must be kept on a leash and the owners are responsible for pet clean-up. Barking dogs should not be left unattended on outside patios or balconies.
PARKING	<ul style="list-style-type: none"> Each villa has one numbered parking space for your vehicle. Additional unmarked space may be available but is not guaranteed. Do not park in another numbered parking space. Recreational vehicles may not be used for sleeping while at Sea Gate nor may such vehicles be connected to villa utilities. Motorized or recreational vehicles such as bicycles, skates, skateboards, roller blades, etc. may not be used or left inside the Sea Gate wood timber parking boundaries. Golf carts must be parked in the owner's designated numbered space when villa is not being occupied. No golf carts allowed inside the timber parking boundaries. Owner/Guest Boat Parking: Boats are permitted to be parked in an unmarked parking space near the dumpster. Any boat parking over three (3) days requires SGV BOD approval in advance.
DECKS, BALCONIES & WALLS	<ul style="list-style-type: none"> Cooking on balconies and patios located under decks is prohibited due to the fire hazard. Hanging or drying of clothing, swimwear, towels, etc. on balcony rails and / or walls is not permitted. Drying racks in the lower patio area are recommended. Items should not be left in front of the Villas or outside the patio gate overnight. This includes beach chairs, beach toys, pool floats, etc.
MAXIMUM OCCUPANCY MINIMUM NIGHTS FOR RENTALS	<ul style="list-style-type: none"> The maximum number of persons allowed to rent and occupy a villa under a rental agreement is six (6) in a two (2) bedroom villa and eight (8) in a three (3) bedroom villa. One (1) child under three (3) years of age will not be counted in the occupancy rate. Nightly rentals are not allowed at SGV. Rental agreements must be for a minimum of 3 consecutive nights stay.

The above Rules and Regulations of Sea Gate Villas Association, Inc. were adopted by the Board of Directors on July 1, 2022. Concerns/violations should be reported to Ally Management. Violations will be reviewed for severity and fines levied to the villa owner's account when appropriate. Fines begin at \$50.

Ally Property Management, Inc. – 843-497-3555 - 9:00 am - 5:00 pm M-F. [Leave messages for after hour emergencies.](#)

THANK YOU FOR YOUR COOPERATION
SEA GATE VILLAS ASSOCIATION, INC. BOARD OF DIRECTORS