



Owners Newsletter

January 2023

Happy New Year! The Board of Directors recently met to launch plans for the property, and to secure and protect our assets at the Beach. Unseasonably mild weather has been enjoyed by some of our owners following an unusual freeze in December.

We look forward to seeing you at Sea Gate Villas as your plans for 2023 bring you to the coast.

Financial Management

Financially we are starting the New Year on plan. The approved budget increase to \$395 monthly for Association Fees commenced on January 1, 2023. In addition, critical to the protection of our assets are the on-time collection of annual property, flood, and other insurance premiums. \$2,900 is due from each unit owner January 10, 2023.

Maintenance and Parking Easement

Currently two-thirds of the designated parking in and about Sea Gate Villas is on private roadways and right-of-ways belonging to Arcadian Properties, Inc. and The Myrtle Beach Hilton. Since 2002, Arcadian Properties, Inc. has honored a "Letter of Understanding" with Sea Gate Villas Association regarding the designation and use of private road right-of-ways, and The Myrtle Beach Hilton has turned a "blind eye" to the Sea Gate Villas encroachment along Lake Shore Drive.

With those honoring the letter of understanding (2002) no longer involved, the Sea Gate Villas Board of Directors is seeking the grant of a permanent easement from Arcadian Properties Inc. and The Myrtle Beach Hilton respectfully. The parking and maintenance easements will provide for the use of certain right-of-way property from the roadway edge to that of the Sea Gate Villas Association, Inc. property lines.

Board Member Reports

Buildings –To maintain and protect our buildings and property, we need the help of all Sea Gate Owners.

Recently, we experienced excessive water usage on the property, which caused higher water bills and negatively impacted the Sea Gate Villas Association operating budget. On inspection, it was discovered that toilets left running were main the source of the water issue. Please regularly check toilets, washers, and water valves before leaving the unit.

Challenges from an unusual "hard freeze" over Christmas created some issues requiring certain repairs and modifications throughout the property. Outside showers froze, requiring repairs and modifications. The pool showers were winterized by the installation of ball valve shut-offs and insulation, and the damaged pipes and fittings were replaced. They are currently not available for use and will remain non-functional until the pool opening in April.

It is highly unlikely that pipes freeze at Myrtle Beach and Sea Gate. Ruptures to pipes are caused by a combination of frozen water under pressure. Sections of exposed lines, 2-4 feet in length are most likely to break after multiple days of "prolonged hard freezing." Spigots are less likely to rupture but service lines to them should be buried in walls, ground, or insulated to avoid exposure from outside air. Exposed lines or hoses should be drained as dry as possible to replace water with air that is not under pressure.

In addition to winterizing, we ask that owners keep solids out of our aged sewer system. Guidelines can be found on the Caliber portal for reference, disposals, drains, and toilets should only handle those liquid and easily dissolvable items.

Pool – Replacing the Emergency Phone – We are ending our current contract with Kings III Communication. Their equipment will be removed and services terminated following the required notice as per contract. Other suppliers were contacted, and the terms for services and installation fees were comparable. Sea Gate Villas will be purchasing the equipment for our needs, and Spectrum will install and provide the emergency communication services.

Replacing Pool Operator Service – The Sea Gate Association, Inc. has completed a significant investment to resurface the pool in October. As a result additional options for pool operator service have been fully explored. Based on research and references, Sea Gate Villas Association, Inc. is finalizing contract terms with Alliance Property Services to ensure a more comprehensive professional service needed maintain the pool and protect our property owners' investment.

Grounds - Work Completed at Unit #31, with aging shrubbery removed; new shrubbery installed as planned, new mulch, and edging reworked. Unit #22 old shrubbery transplanted; new shrubbery Installed as planned, new mulch, and edging reworked. Continuing to review options for sidewalk repairs around perimeter of building F.

Owner Relations – Working with Ally Management on new owner package and access to information on Caliber Portal.

Your Board of Directors