

August 24, 2022

Thank you for your continued support of our Cooperative Security Program for the Island Green Community as managed by the Island Green General Council. It is that time of year when we prepare for next year's budget and assist you in preparing your HOA/POA budgets to include your support for 2023.

We would like to recap some of the main issues facing us. A requirement of the Horry County Planning Commission for the residential development of land that was previously golf course here in Island Green is the improvement of Sunnehanna Drive that will necessitate the removal of our guard house. Because of these improvements, unfortunately, there will be no land for us to construct a new guard house and an unattended guard gate is not practical for many reasons. We strongly believe that the Cooperative Security Program benefits the residents of our community and hope to continue the service using security patrols with the addition of strategically placed security cameras. From information provided by the developer, we believe construction on Sunnehanna Drive that will remove the current security building will be started somewhere between mid to late 2023 and we will need to have our plans in place before then.

Another unfortunate circumstance occurring is that the leadership of Fairwood Lakes HOA has made the decision to abandon their shared financial support of our Cooperative Security Program effective June, 2022. The Island Green General Council has managed a "break-even" budget with near zero surplus and no reserve contributions for many years. Fairwood Lakes HOA is one of Island Green's larger communities (192 units) which is causing a monthly deficit of \$1,488 and this cannot continue into our next fiscal year without a substantial increase by each of the participating HOAs and POAs or an imminent decrease in security services on January, 2023 (instead of when the guard building is removed later in the year).

These developments make it crucial for your HOA/POA's participation at our September General Council Meeting on Friday, September 9, 2022 at 11:15 at the Arms Wide Open Church. We need your input on how to proceed in moving forward into 2023 with our Cooperative Security Program and hope you will either be there or will send a representative with your ideas.

Planning for the future of Island Green also involves the discussion of a Community Services Association (CSA) which would consist of both existing HOAs & POAs as well as those associated with the new construction. After the completion of development in Island Green, the CSA would provide for maintenance associated with Sunnehanna Drive, stormwater infrastructure, streetlights along Sunnehanna Drive, common area mowing and landscaping as well as our security program. As previously explained, this CSA would NOT change any governing documents, policies, or rules & regulations of existing HOAs & POAs and planning for a future CSA would include legal documentation, establishing a Board of Directors, and the hiring of a management company.

Again, we are asking for your participation at our September 9th meeting and hope to see you there.

The Board of Directors of the Island Green General Council www.islandgreensecurity.com