



C.O.V.A.R. CORNER

DEBRA LEHMAN

President

**Council of Villa
Associations
and Regimes
Information**

The following are excerpts from the meeting minutes authored by Cindy Brown at the COVAR meeting on Wednesday, January 9th. The agenda was to discuss the status of various activities and issues that have been a focus of the COVAR Board and COVAR Committee Leads in the past few months. Please note the correction of information in the SC Homeowners Association Act section.

Debra Lehman, President of COVAR opened the meeting at 4:00 pm.

Guests in attendance included Gordon Weis and Tom Pinckney, two candidates for the SIPOA Board of Directors in 2019. 16 Village Associations and Regimes (VARs) were represented by 30+ property owners.

Treasurer - Floyd DeAndrade presented the Treasurer's report. As of January 7, 2019, 39 of the 41 VARs paid their 2018 dues. Total COVAR assets slightly exceed \$2,250 which included the bank account, cash and Lake House refundable room deposit of \$300. Invoices will be sent out to each VAR President for 2019 Dues of \$10.

Drainage and Flooding - Deb Lehman reported the announcement of an agreement between the SI Club and SIPOA regarding moving forward together to address Island drainage and flooding issues. A Community meeting is scheduled for January 16th at 5pm at the Lake House to outline the agreement. While this is an Island wide issue affecting both VARs and single family residences, COVAR's Drainage and Flooding Committee headed by Lynne Copple and supported by Deb Lehman have worked with both entities towards a resolution of the specific issues affecting Treecroft,

Sealoft and Tarpon Pond. The plan under this agreement will address the VARs' issues but COVAR will continue to work with both entities to insure this is indeed the result.

The work of the Drainage and Flooding Committee is a prime example COVAR effectiveness. COVAR is a communication organization giving voice to VAR and overall Island concerns and therefore is as good as its volunteers. Anyone who has an interest in a particular issue and wants to support COVAR contact President Deb Lehman to join a COVAR committee and/or volunteer for a SIPOA or Club committee by completing a Volunteer Form found in the respective voting packages you will receive shortly. Many committees provide conference call-in enabling non-residents to easily participate. The more we participate, the more knowledge we have, and the more of an impact we can make.

Parking and Trespassing Issues - SIPOA Safety and Security is working with the vendor of the gate access software to try to help with parking and trespassing issues by enabling software support of gate access rules and regulations. COVAR hopes to have Jenn Miller, SIPOA Director of Security provide an update on gate software and security rules and regulations at one of COVAR's late spring meetings. COVAR has presented these issues to SIPOA staff and the Safety and Security Committee regarding parking and trespassing which not only affect quality of life but critical access for fire and medical events not to mention damage to landscape and irrigation

- Limit simultaneous vehicle pass access per villa unit unless advance notice of an event is given
- Only allow property owner or rental management company to call in vehicle passes for short term renters
- Allow Community managers to call in passes for contractors working in the community they manage
- Require day pass contractors to have property owner or manager authorization for gate entry
- Require SIPOA Security to moni-

tor and ticket violators of overnight parking on SIPOA owned roads within VARs. NO PARKING signs may be required in these areas to rightfully provide notice.

- Owners need to understand that they are ultimately responsible for guests' tickets and activity and therefore must be sure to effectively communicate rules to their renters/guests. Citations/fines will be passed on to the Owners if a Renter/Guest doesn't pay. SIPOA Security needs to notify the Owner in a timely manner when a citation has been issued.

SIPOA Website - COVAR will inform SIPOA staff that data regularly found on the SIPOA website such as SIPOA Rules and Regulations are not currently accessible.

SC Homeowners Association Act ~ (Correction from meeting comments) The new law, with a mandatory filing date of January 10, 2019, is effective for all Regimes and Associations that meet the following description. Per the new Act, "Homeowners association means an entity developed to manage and maintain a planned community or horizontal property regime for which there is a declaration requiring a person, by virtue of his ownership of a separate property within the planned community or horizontal property regime, to pay assessments for a share of real estate taxes, insurance premiums, maintenance, or improvement of, or services or other expenses related to, common elements and other real estate described in that declaration." COVAR recommends you work with your Attorney to file the VAR By-laws, Covenants and Rules and Regulations with the Charleston County Register of Deeds.

Capital Improvements - Alison Standard, COVAR VP, is establishing a Google calendar which will identify VAR capital improvement projects and their timing. The calendar will be open to VAR Pres/Reps/Mgrs to add their respective projects. The intent is for VARs to share vendor and project

information and to maybe even gain an economy of scale by merging their like projects for proposal purposes. Pres/Rep/Mgrs are asked to respond to Alison's email related to the calendar initiative. Some VARs are hiring Architect/Designers to assist with ideas to refresh and modernize the properties. This includes updated paint colors, lighting per ARB guidelines, landscaping, etc.

COVAR Publication 5 - COVAR Survey Update - Cindy Brown, COVAR Secretary/Membership, is trying to update the comprehensive data found on the COVAR Survey which was originally published in 2014. It provides detailed information and statistics on each VAR. 14 of the 41 VARs have not updated their information. The COVAR Communication Committee chaired by Lori Leary will be trying to contact those VARs, by phone, so we can publish with 2019 data on all VARs.

COVAR Future Issues - As indicated by the agenda for the January meeting, COVAR is currently focused on two broad issues, Drainage and Flooding and Safety and Security (Parking and Trespassing). If someone has a topic that they would like COVAR to discuss and explore, please contact Deb Lehman at debraklehman@yahoo.com

2019 COVAR Annual Officer Election Results - Deb Lehman announced the results of the 2019 COVAR officer election.

- President - Deb Lehman
- Vice President - Alison Standard
- Treasurer - Sue Cameron
- Secretary/Membership - Cindy Brown

COVAR February Meeting - Deb Lehman asked a newly formed charitable organization in the area called Neighbors Helping Neighbors to present their mission and goals of providing assistance to citizens in need of help. The meeting is scheduled for Wednesday, February 13th from 4 pm - 6 pm in Osprey 2 at the Lake House. Please mark your calendars to attend

The meeting was adjourned by Deb Lehman at 5:20 pm.▲