

# The Anchor



SHIPYARD PLANTATION'S COMMUNITY CONNECTION

Winter 2015



## Shipyard Residents Really Know How to Satisfy a Sweet Tooth!

Owners and their guests joined on Sunday, January 24th to enjoy SPOA's 1st Bake-Off at the Beach Club. This event replaced the Chili/Chowder Cook-Off, which was held for the past several years. There were a total of 16 tasty entries, ranging from brownies and cookies to pies and cakes. It was a beautiful day for this event and attendance was great! There were over 130 owners and guests present and eager to sample these offerings and vote for their favorites. Not only did they enjoy delectable desserts, but also great company and entertainment by the talented Mark Husbands (the Single Husbands Band). The 1st place winner was Jean Shaver, who won over the crowd with her delicious raspberry truffle tarts. Pat Ruck won 2nd place with her sour cream pound cake and Shirley Deschamps won 3rd place for her lemon bars . If you missed it, SPOA's 1st Owners' Bake-Off was simply delicious and there are already big plans for next year. We have heard many comments that you would like to continue changing the theme of the cook-off each year. So far we have heard suggestions such as a casserole bake-off, a wing fest, or an appetizer competition. Please share your ideas via the Tell Us What You Think questionnaire, which was forwarded earlier this month. We want to hear from you, and we hope to see you soon at an upcoming event.



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SHIPYARD PLANTATION

# Manager's Report

## *from the desk of Sally Warren*

The Welcome Center is in full operation with the annual decal renewal and vendor decal purchases for 2015. Enclosed you will find the budget for the year that was approved by the Board of Directors in October. This is the time of year we all worry about money – taxes, holiday bill time and annual assessments all ushered in with winter weather. So on behalf of Shipyard, I wanted to assure you that your landowner assessment money is well watched. You have the largest board of directors locally for any like organization, and with a 24-person board there are 48 eyes plus multiple committees looking over the plantation operation. We have a preliminary Executive Committee and Finance Committee approval of the budget; and after their approval, the full board votes. We also provide a complete finance report at each board meeting and a detailed variance report for the 48 board eyes watching over your operations. In

addition our accounting is outsourced for extra non-employee controls, and a full audit is conducted every other year with a professional financial review in the off years.

Shipyard has one of the lowest budgets for a POA and that is partially because we have such a trim operations staff and a volunteer ARB administrator instead of a paid position. Staff members and management receive the same percentage increase approved by the board for the annual increase, which is 3% for 2015. This proposed wage increase is compared with area averages before the budget is implemented and usually falls near the average or slightly below our competitors. Other items that significantly affect the budget are medical insurance and this year an increase for our reserve account. Shipyard tries very hard to avoid any special assessments and that is why we

regularly update our reserve analysis so that we will have the funds when we need them for large-scale repairs. Our Enhancement Fund is the source of revenues for new improvements and this way large projects and improvement projects are done with reserves and enhancement income and do not drain the regular operations budget.

Receivables were again below 1% and sales were within one or two properties of the number of sales last year. There were fewer houses sold in 2014 versus 2013 and thus the income is down about 5% in the enhancement fund for the year, but villas sales remained strong. We will have a full report on the finances at the Annual Meeting scheduled for March 12, 2015. We hope you are having a healthy and happy New Year and hope to see you on March 12th for a thorough review of the finances and the 2014 operations.

## **What's the latest news from Hilton Head Fire & Rescue?**

February is heart month and as you may already know – CPR saves lives!

Every day it seems there are stories where someone falls over from a sudden heart attack, passes out on the tennis court, or falls out while jogging. Would you know what to do if this happened in front of you? Would you be able to help? This is the very reason you should consider learning CPR (cardio pulmonary resuscitation). You just might save a life.

In this day and age, CPR classes are designed to teach people to perform

CPR in a variety of situations, with easy to follow instructions and plenty of hands-on practice.

Most classes also incorporate AED (automated external defibrillator). AEDs can tell when a person in cardiac arrest needs a shock and will prompt the rescuer through the steps. You will see them in airports, malls, gyms, daycare centers, health clubs, churches and many businesses.

Don't let an accident or injury affect you personally before you decide to take

a CPR course. It is proven that CPR can save lives and many bystanders have initiated this life saving technique.

Captured your interest yet? Here's how you can take a CPR / AED class.

Hilton Head Island Fire Rescue. Call Cinda Seamon, Fire & Life Safety Educator, at 843-682-5141.

Hilton Head Hospital in conjunction with Hilton Head Island Fire Rescue. Call 877-582-2737.

# SECURITY CORNER

As you have probably read in the local newspapers, many of the gated communities in the area have had vehicle and residential break-ins this past year. There have also been many business break-ins on the island. Fortunately, we have not had that problem in our Plantation and I would like to keep it that way. The Security Department offers these safety tips as part of our commitment to ensure your quality of life here at Shipyard with best wishes for a safe and secure year.

Many homeowners are not aware of the service we provide when you are away from your residence for an extended period of time. We offer Home Security Checks. Simply come into the Welcome Center or go on line and fill out a home security check form and we will do the rest. You can rest assured that your home will be checked daily to insure it is safe and secure. Here are a couple of tips for your home safety when you are away. Stop your mail and newspaper delivery or have a neighbor retrieve them for you. Put some interior lights on a timer so it will appear the home is occupied. Never leave valuables in plain sight where they can be viewed from windows. Make sure all your windows and doors are secure before you leave. Notify your neighbors you are away and have them report any suspicious activity in the area to Security.

**Vehicle Theft Prevention Tips:** Never leave your vehicle unattended with the keys inside (either in the ignition, under a floor mat, in an ashtray, etc.) Whether you are inside your vehicle or not...lock its doors! If you are operating the car, this will greatly decrease the likelihood of someone robbing you of the car. Also, it serves as a safety feature should you become involved in a crash (a door is 10 times less likely to pop open in a wreck (if it's locked) Never leave your purse or wallet inside the passenger compartment, especially in plain view. A thief with your ID, checks, and credit cards, can cause problems for you that may take years for you to straighten out, even if he does not take your vehicle. If keys to your house and/or job site are taken, the thief then has access to those places. And if he gets your car, too, these items make things much easier for him if police stop him.

South Carolina law requires that all motor vehicle operators have a valid registration certificate in their possession; therefore, most people keep the original registration card somewhere inside their passenger compartment. However, never keep the vehicle title inside the car. The title should always be kept in a safe deposit box or other secure place. Keep a copy of your registration (or at least your current license plate number) in your wallet in the event your car is ever stolen. That way, if you immediately report the theft to police, they may enter your car at once into the nationwide computer system (NCIC). The police cannot enter your car into NCIC without this data and, if the car is not in NCIC, they cannot effectively search for the car. If your vehicle is broken into or stolen, report it to the Security Department at once; this will increase the odds of catching the perpetrator or recovering your vehicle.

## SHIPYARD PROPERTY OWNERS' ASSOCIATION, INC.

### CALL TO ORDER OF 2015 ANNUAL MEETING SONESTA MARCH 12, 2015 at 4:00 P.M.

### ORDER OF BUSINESS

- 
- Welcoming Remarks
  - Roll Call
  - Approval of Prior Minutes
  - Financial Report
  - Manager's Report, Sally Warren, General Manager
  - Guest Speakers-Owner Testimonials
  - General Questions from the Floor  
(Limit two (2) minutes per person)
  - Adjournment

## **Are you on the locker waiting list**

If so, thank you for your patience while we completed the annual locker billing and updated the waiting list. The lockers continue to be a hot commodity and the list is growing daily. The waiting list moved approximately 24 spaces this year due to cancellations and property transfers. This is an all time high! Accordingly, we have already informed the first 24 owners on the waiting list and they were ecstatic about getting a locker! As you may know, we also sent out letters to the next 75 owners on the list so that you are aware of your status. If you are in the top 75, you should have received a letter, an email or a call by now. There were a few disconnected phone numbers and we have received returned mail for a few of the addresses we had on file for owners on the waiting list. So if you think you are in the top 75 and you have not received a call or a letter, please call the Welcome Center (843-785-3310, ext. 221) so that we can inform you of your current status and update your contact information. Mid-year, we will update our records again and send out status letters/emails to all 217 owners on the waiting list. We are working on collecting email addresses for each of the owners on the list so that we can save on paper and postage when we send out updates. So if you are willing to receive email correspondence, please email [info@shipyardhhi.com](mailto:info@shipyardhhi.com) so that we can add you to our email distribution list for the locker program. In the subject line, please indicate "locker waiting list distribution". We will send you a confirmation, and inform you of your status if you have not already received a notice from us. If you have specific questions, please email [msimmons@shipyardhhi.com](mailto:msimmons@shipyardhhi.com). Thanks again for your cooperation. We appreciate your patience, and we will continue to keep you informed.

## **Thank You!!**

Thank you for your contributions to the holiday fund for the staff. They all received a nice holiday bonus, which was so meaningful to them and their families. You are the best!

## **Special Notice Regarding Beach Club Events**

We realize that you are accustomed to Beach Club calendars in 3-month increments, but there may be changes to the schedule (May forward) based on results from the Tell Us What You Think III survey. As you may have noticed, we have temporarily increased the time on Owners Only days so that we can accommodate game groups until we revise the entire calendar. There will not be any changes to the events scheduled for March and April as listed below and any changes for the month of May forward will be sent via postcard in April. Thanks for your patience while we attempt to make changes based on what you have requested.

### **March**

2, 16	Owners Only	3 - 8pm*
17*, 23	Men's Club	6:30 - 9:30pm
10, 24	Women's Club	10am - 1pm
11, 24*	Nibble & Nip	6 - 8:30pm
4, 18	Coffee Morning	8am - noon

\*We are trying out new times for Owners Only.

\*Special Men's Club meeting on St. Patrick's Day.

\*Nibble & Nip (24th) is on a different day due to a scheduling conflict on its normal day.

### **April**

6, 19*	Owners Only	3 - 8pm
13th, 27th	Men's Club	6:30 - 9:30pm
14th, 28th	Women's Club	10am - 1pm
8th, 23rd*	Nibble & Nip	6 - 8:30pm
3rd, 17th	Coffee Morning	8am - noon

\*Nibble & Nip (23rd) is on a different day due to a scheduling conflict on its normal day.

\*Owners Only (19th) is on a different day due to a scheduling conflict on its normal day.



# 2015 Budget

## INCOME

Assessments	\$1,785,666.00
Decal Sales	\$291,000.00
Boot Fee	\$1,000.00
Beach Club	\$95,000.00
Interest Earnings	\$10,000.00
ARB	\$14,000.00
Voluntary	\$1,000.00
Lagoon Reimbursement	\$11,250.00
Cable Franchise Income	\$13,400.00
Snow Cone	\$2,000.00
Advertising	\$2,000.00
Access Fee	\$37,800.00
Late Fees	\$3,500.00
Cell Tower Income	\$38,088.00
TOTAL	\$2,305,704.00

## EXPENSES

Security	
Salaries & Wages	\$830,240.00
FICA	\$63,515.00
Unemployment	\$6,700.00
Workers' Compensation	\$48,000.00
Health Insurance	\$126,500.00
401K (IRA)	\$6,450.00
Special Operations	\$-
Uniform Maintenance	\$-
Licenses	\$2,600.00
Professional Fees	\$400.00
Office Supplies	\$6,000.00
Printing & Postage	\$31,000.00
Taxes	\$2,100.00
Consumables	\$3,800.00
Equipment Purchase	\$9,000.00
Equipment Maintenance	\$2,100.00
Equipment Leases	\$6,000.00
Vehicle Operating	\$67,200.00
Other Insurance	\$24,000.00
Uniforms	\$8,000.00
Training	\$7,000.00
Capital Outlay	\$2,600.00
Other	\$-
Sub-Total	\$1,253,205.00
Landscape	
Contract	\$186,350.00
Hauling	\$3,500.00
Mosquito Control	\$5,000.00
Tree Work	\$15,000.00
Other Grounds	\$8,000.00
Sub-Total	\$216,850.00

## General Administration

Debt Service	\$5,000.00
Telephone	\$35,300.00
Insurance	\$57,000.00
Electricity	\$37,300.00
Water/Sewer	\$8,000.00
Legal	\$11,000.00
Administration Salaries	\$190,550.00
Payroll Taxes	\$14,575.00
Accounting	\$26,110.00
401K (IRA)	\$7,210.00
Admin (Ofc Mach/Printing)	\$43,500.00
Public Relations	\$13,500.00
ARB Expenses	\$8,700.00
Auditing Expenses	\$11,000.00
Taxes	\$7,000.00
Computer (IT)	\$9,700.00
Bad Debt	\$6,500.00
Sub-Total	\$491,945.00

## General Maintenance

Lagoon	\$19,000.00
Lighting	\$6,000.00
Building Maint	\$10,000.00
Signs	\$6,000.00
Paving Repairs	\$6,000.00
Bike Path Repair	\$4,000.00
Lagoon Improvements	\$5,000.00
Supplies & Equipment	\$8,000.00
Fence Maintenance	\$2,500.00
Sub-Total	\$66,500.00

## Beach Club Expenses

Wages & Benefits	\$43,775.00
Utilities	\$12,850.00
Insurance	\$19,500.00
General Maintenance	\$17,000.00
Leases/Contracts	\$6,000.00
Supplies & Equipment	\$7,500.00
Sub-Total	\$106,625.00

## Other Expenses

Loan Repayment	\$5,000.00
Catastrophic Reserve	\$-
Maintenance Reserve	\$148,000.00
New Capital Projects	\$-
Legal Reserve	\$1,500.00
Budget Contingency	\$16,079.00
Sub-Total	\$170,579.00

GRAND TOTAL

\$2,305,704.00

# Congrats to Jean Shaver, the 1st place winner of the Shipyard Bake-Off!

## Raspberry Truffle Tart (10 servings)

### Crust

1 Pillsbury Refrigerated Pie Crust (from 15oz. pkg)  
1 egg white  
2 tbsp. ground almond

### Filling

6 oz. semi-sweet chocolate, broken into pieces  
¼ cup butter  
2 egg yolks  
2 tsp. raspberry-flavored liqueur, if desired  
2 cups fresh raspberries

### Topping

¼ cup seedless raspberry jam  
¼ tsp. almond extract  
1 oz. semi-sweet chocolate  
1 tsp. oil  
¼ cup sliced almonds

1. Heat oven to 375 degrees. Prepare pie crust as directed on package for one-crust baked shell using 9-inch tart pan with removable bottom or 9-inch pie pan. Place prepared crust in pan; press in bottom and up sides of pan. Trim edges if necessary. Prick crust with fork. Bake at 375 degrees for 7 minutes.
2. Lightly brush crust with egg white; sprinkle with ground almonds. Bake an additional 5 to 10 minutes or until golden brown. Cool while preparing filling.
3. In medium saucepan, combine 6 oz chocolate and butter; stir over low heat until melted and smooth. Remove from heat.
4. In small bowl, beat egg yolks slightly; add liqueur. Add egg yolk mixture to chocolate. With wire whisk, beat over low heat for 3 to 4 minutes or until mixture thickens. Pour into cooled baked shell. Arrange raspberries over filling.
5. Melt jam in small saucepan over low heat. Stir in extract; blend well. Gently brush over raspberries.
6. In another small saucepan, melt 1 oz. chocolate with oil. (Or melt in microwave.) Drizzle over raspberries. Sprinkle with sliced almonds. Refrigerate 30 minutes or until set. Store in refrigerator.



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# Shipyard Real Estate Quarterly Update

## By your neighbor Karl Sneed



## Shipyard Property Statistics

### Homes

Year	Total Homes Sold	Total Dollars Sold	Average Sold Price	Average Days On Market	Year	Total Villas Sold	Total Dollars Sold	Average Sold Price	Average Days On Market	Year	Total Lots Sold	Average sold price
2014	4	\$1,863,200	\$465,800	61	2014	62	\$16,044,900	\$258,789	179	2014	0	\$0.0
2013	11	\$5,074,600	\$461,327	166	2013	52	\$13,657,500	\$262,644	224	2013	2	\$175.00

## Shipyard Real Estate Market

Shipyard is one of the most desirable areas on the island. In conversations with neighbors and at social events, I hear time and time again what a great community we have. The owners love it here, and are quite content. No reason to move anywhere else. This has brought on a lower than normal inventory of homes for sale. Of course situations arise in our lives where we do have to make changes. With that said, if you are considering selling there are buyers out there! Shipyard is a very desirable community, and the timing is perfect. Inventory is low and prices are on the rise for private homes. Villa sales are up and very desirable. There is still a good selection of villas for sale giving the savvy buyers good choices of location, price and condition. If you have friends or know of someone looking to buy in our community please consider Karl as your first choice to help find them the perfect home.

Being a home owner, resident & Shipyard board member, I care what happens in our community.



**Whether buying or selling, Karl can assist you in a smooth transaction. 26 years of experience.**

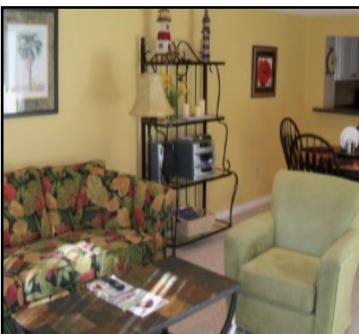
**Karl Sneed** Cell 843-422-3744 Office: 843-686-8800 Toll Free: 800-345-2392  
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**For Sale**  
**7 Salem Rd.**  
**4 Br. 4 Ba. \$380,000**  
 Ranch home in the heart of Shipyard.  
 Bike ride to the Beach.  
 Price reflects the need of remodeling.  
 Great bones and a perfect home for retirement or investor.  
 2,381 Sq.ft. with in-law suite or make it into a large master suite.  
 2 car garage, corner .66 acre lot.  
 Great buy on a fixer upper!



**For Sale**  
**192 The Greens**  
**1 Br. 1 1/2 Ba. \$169,900**  
 (Golf course view)  
 Townhouse with living area downstairs plus 1/2 bath. Master bedroom and full bath upstairs. Good sized deck overlooking #7 of the Galleon golf course. Short walk to on-site Pool with pool house. 10 minute walk to the Beach.  
 What better way to spend a vacation!



**For Sale**  
**184 The Greens Villa**  
**3 Br. 3Ba. \$325,000**  
 (Golf Course View)  
 Remodeled living area and kitchen. Includes newer appliances. Master br. and ba. down, 2br and 2 updated baths up. Potential rental machine or great place to call home. Pool on site. Walk to the beach. Bike ride to Coligny Plaza for shopping and dining.



**For Sale**  
**28 Sailmaster**  
**Remodeled 2 Br. 2 1/2 Ba. \$275,000**  
 (Private setting with Golf View)  
 2 bedroom 2 1/2 bath townhouse. Living area downstairs includes 1/2 bath. 2 bedrooms and 2 baths upstairs. Close to onsite pool with pool house. Walk or bike to beach & beach club. Bike ride to Coligny Plaza