



SHIPYARD

Property Owners Association

SPOA FAQ

Why can't the Beach Club deck be open all the time or accessed with a key card or passcode?

This topic has been reviewed many times by the Board of Directors, the Executive Committee, insurance representatives, and the POA team. Several factors prevent the use of an unrestricted access system, including private event bookings, insurance requirements, occupancy control, and operational logistics. Insurance providers have advised that a staff member should be present whenever the facility is open.

Maintaining constant staffing would create significant additional operating costs. The POA continues to evaluate ways to increase owner access through scheduled Owner Deck Days and extended usage periods.

Why can't owners call in passes for deliveries, estimates, or housekeeping services?

Vendors entering the community must purchase either a daily or annual commercial pass. Calling in a visitor pass for a vendor is against POA regulations and may result in a fine to the property owner. The vendor pass system ensures that each service provider entering Shipyard has a registered vehicle, proper insurance, and a valid driver's license. During COVID, a temporary program allowed free vendor access for deliveries, but this program was discontinued after several months. The POA continues to review policies used by neighboring communities while maintaining the current access standards.

What is the goal of the catastrophic reserve fund?

The catastrophic reserve fund has a goal of \$1 million. Shipyard POA is currently approximately three quarters of the way toward that goal, even after expenses associated with Hurricane Helene. Each year, the Board allocates 25 percent of enhancement income toward strengthening this reserve.

Who decides which roads are paved and when?

The Board of Directors evaluates paving needs using a life cycle study prepared by an outside consultant, most recently updated in 2024. Projects are prioritized based on road conditions, available funding, and project scope. Road maintenance and paving are ongoing efforts, and costs have increased by roughly 30 percent depending on the project.

What can be done about golf course noise and maintenance activity?

Town ordinances allow golf course maintenance to occur outside of typical quiet hours. However, golf course management has made efforts to stagger maintenance activities such as mowing to reduce disruption to nearby residents. Grounds crews have also been performing extensive tree removal and trimming in recent weeks. Additional improvements to golf course facilities, including restaurant area upgrades and marker replacements, are currently underway.

What improvements have been made to security in Shipyard?

Security remains a year-round priority within Shipyard. Crime levels remain extremely low compared to many surrounding communities. Security staff regularly respond to calls, including vandalism, medical assistance, accidents, alarms, and wellness checks. Patrol officers conduct routine patrols, traffic stops, and access point checks throughout the community each shift. The POA also continues to encourage residents and guests to help prevent crimes of opportunity through initiatives such as the Lock It or Lose It program. Additional camera systems and lighting improvements have been installed at key access points to enhance monitoring and visibility.

What is being done about lagoon conditions and dredging?

The lagoons are regularly treated and monitored to maintain water quality and appearance. A contractor works with the POA to regulate lagoon conditions, including water levels and coloration. Earlier discussions included a potentially large dredging project, but testing showed that the need for major dredging was significantly reduced.

Current plans focus on smaller lagoon cleanup and enhancement projects. Financing options for any future dredging would be reviewed by the Finance Committee and Board of Directors. At this time, there are no plans for a special assessment.