

May 2017

Hello Spicebush owners,

Your Board of Directors met earlier this month, the first of our two scheduled meetings of the year, and this letter provides you with some information about recent events on the island and concerning your Spicebush property. At our meeting, we welcomed our newest Board member, Helmut Knipp, who was elected at the Annual Meeting of Owners last fall. He has broad experience in the hotel industry and will be a valuable addition to your Board.

Our last letter came to you in October 2016, within weeks after Hurricane Matthew went through the island on October 8th, and gave you some initial observations about the damage. A dramatic change has taken place in the seven months since that event, the first hurricane to actually hit the island in over 100 years.

The clean-up on the island in general and within Sea Pines and on the Spicebush property in particular has been fantastic. Essentially all of the visible fallen tree and brush remnants have been cleaned up, so much so that it is now hard to tell that Matthew had been here, except for some formerly tree-lined areas that are now more open to the sky.

We were particularly fortunate that most Spicebush buildings were spared from significant damage, and only two units sustained more than minor damage. What took the most time and effort, and resulted in the most cost, was the removal of and damage repair from fallen trees. For example, the very tall tree with the double trunk along the walk heading south of the pool fell away from the pool, but a part of it hit unit 586 causing significant roof damage. Its removal was a major project, and you will now experience much more openness by that area of the pool as a result. Another tree fell into the pool, taking out the wooden fence along the pool's west side. It too was removed, but all the cleanup and repair is now complete, and Spicebush has been ready to welcome you again since the early months of this year.

Of course, we incurred costs for the cleanup and repair efforts on the Spicebush property. In addition, Spicebush is a part of Sea Pines Plantation, and its homeowners' association also assessed a one-time charge to all property owners, Spicebush included, for hurricane cleanup of the streets and common areas.

However, the good news is that insurance covered a portion of the cost of our damages. Several other things occurring during this period, namely, greater rental activity of

otherwise vacant units, reduced utility costs due to a milder winter and to a special credit from our electric co-op to its members, and lower administrative costs, also provided favorable offsets so the overall financial results were not as negative as they could have been. As a result, we are pleased that we will not need to have a special hurricane assessment for Spicebush owners.

Moving on to other matters, you will notice a number of improvements in your Spicebush property this year. While Spicebush is 35-40 years old, the Board and management company realize that the property must be kept visually and functionally up to date to provide an appealing and desirable destination for owners and visitors alike. Here are some of our current enhancements:

- The former master bedroom armoire, an oversized, bulky piece of furniture with doors, has been replaced with a narrower dresser which opens up the appearance of the room while still providing ample clothing storage space.
- Bath towels have been replaced with larger and better quality items.
- The dining area chairs and stools are being re-upholstered with durable, neutral shade cloth covers, replacing the previous plastic. At the time of our meeting, 15 units had been completed with the remainder to be finished in the next few months.
- On the west side of the pool is a new open-lattice fence, replacing the taller solid wooden one that was demolished by the hurricane. This opens up even more the view toward the golf course and lagoon, providing a roomier feeling in the pool area.
- The entire deck around the pool was replaced in March. This was sorely needed, and it provides an easier surface to walk on and a neater appearance. As part of this project, the wooden planter near the pool building was replaced with a new brick one that is a pleasure to look at and fits in better with the surroundings.
- The bottom of the pool itself was cleaned with a “shock” treatment that removed all the stains that had accumulated over the years, and it now looks like new.

There are always a number of replacement and maintenance projects in the pipeline, large and small, and evaluating, ranking and scheduling them as funds permit is a primary responsibility of the Board at each meeting. Now that the pool has gotten the attention it needed, the next major outside feature of our property is the tennis court. The court is original, so it is 35 years old, and, while it has been patched many times, it now is very

much in need of more significant rehabilitation. Right now, we are working with people knowledgeable in court repair about the best course of action to take, and we expect to be making a decision by the time of our next meeting in October.

A part of our property that everyone uses is the asphalt drive and parking surface. While not glamorous like a pool or tennis court, it can easily be taken for granted or overlooked, but it too needs attention to prevent against and repair potholes or uneven areas that could become a hazard. We also will be looking at cost-effective fixes for this part of the property.

There are still other changes taking place at Spicebush. Each week there is a brief orientation and information session with refreshments for Spicebush owners and guests. In past years, it took place each Monday morning on the fourth floor of the Harbour Town Yacht Club, which required a trip to Harbour Town. To make this event more convenient and to encourage attendance, beginning this April and lasting until October, we are now holding these meetings right on the Spicebush property at poolside. They start at 5:00 p.m. on Tuesdays and, along with news and information about the property, have refreshments featuring wine and cheese. These have become quite successful with many in attendance, so if you have skipped this in the past because of not wanting to travel to Harbour Town or if you felt you already knew what was going on, please stop down to the pool to check it out.

At the end of your visit, please let us know about your experience at Spicebush by completing the comment card and leaving it in your unit. This is the easiest way to give us your feedback about the positives and negatives of your stay, to make sure problems are identified and corrected, and to guide us in planning for facility improvements. We really need and want your input as many of our decisions are based on your feedback.

Rentals are becoming an increasingly important additional source of income for our property. We urge you to let your friends and family members have the opportunity to experience Spicebush and all the recent interior and exterior improvements. The master bath renovations and the fire pit, just to name two recent ones, are still receiving many favorable comments from owners and guests alike. The contact for rentals is Mindy Burroughs with the Club Group at 843-363-6300, and you can see our listing on Vacation Rentals by Owner (VRBO.com) under Listing Number 772854. For owner Getaways for fall and winter weeks, or for weeks for sale, the contact is Theresa Thomas at 800-785-3070 or email at theresa@villashares.com.

This summer we are planning to start a monthly email to owners that will contain some short, informational news items about Spicebush and island activities. Please watch for it. If you aren't on our email list, you can fix that by going to our website, www.spicebushatseapines.com, to create an account.

Unfortunately, there are other contacts you may receive that sound official but in actuality are not connected in any way with Spicebush or Club Group, our management company. For example, a number of our guests have received phone calls in their units from someone saying they are "Guest Services." Please be aware that this call is a marketing scam and not a call from anyone at our front desk or a representative of Spicebush or Club Group. Or, at your home you can receive mail or phone calls from various companies offering to take over your timeshare maintenance fees after you make a large payment to them. We urge you not to deal with these companies as they do not do what they claim, and Spicebush will never receive a payment, thereby increasing costs for all owners. For owners to enjoy Spicebush and all it has to offer, annual fees must be current.

Finally, please note that included in this mailing is a Volunteer Form to serve on the Spicebush Board. (A copy is also available on the Spicebush website.) In the fall, we will have a vacancy on the Board that will be filled by election at the Annual Meeting in early October. If you have an interest in becoming a Board member, please complete this form and return it by the due date. Then, in preparation for the Meeting, you will receive the proxy mailing in September. It is very important that you return the proxy form promptly. Last year at the October 2016 meeting, not enough proxies had been returned to obtain a quorum, so the meeting had to be postponed and rescheduled. This necessitated a second mailing to all members, thereby incurring extra costs, so please watch for the mailing later this year and return your ballot.

On behalf of all the Board members, thank you for the opportunity to serve you, have a great year and enjoy your vacation on Hilton Head and at Spicebush.

The Spicebush Board of Directors

Paul Anderson, President
Cheryl Disque, Vice President
Theresa Thomas, Secretary
Kaleb Froehlich, Treasurer
Helmut Knipp