

PLANTATION POINT HPR, INC.
897 FORDING ISLAND ROAD, BLUFFTON, SC 29910
OWNER SURVEY

The purpose of this survey is to determine how many owners would like to see a manned Guard House at the front entrance and to secure approval to spend funds for architectural work associated with the project.

Important Details

1. Plantation Point is the largest condominium community in Bluffton South Carolina without a guard gate house.
2. This project would be funded by the surplus funds received from the stucco construction defect lawsuit.
3. The guard house would be manned 24/7 with a courtesy officer always being present.
4. There would be 2 lanes incoming, one for owners and tenants and one for guests and vendors.

ADVANTAGES OF A GUARD HOUSE

- Increase property values and rents
- Improved monitoring of contractors which will increase the daily fees collected as well as the HOA being kept up to date with their insurance info.
- 24 Hour security for the community, preventing unauthorized entry into the community.
- Better control for tracking expired decals.
- Cost effective for what we are getting out of security for \$75,000 a year presently.
- Prevents tailgating through the gate with better traffic control
- Eliminate traffic backups at the gate area
- No extra expenses for the gate repair. Some repairs have cost as much as \$27, 000.

To initiate this, the HOA would need to hire an architectural company to redesign the front entrance giving adequate easement to allow a guard house being built.

The estimated cost for this architectural review, laying out the plans and have them approved by Beaufort County would not exceed \$30,000. The board needs the owner's approval for any cost over \$25,000 per the Master Deed.

THIS IS NOT an amendment change. It is a **survey** to determine if there is enough interest to move forward.

The Board is asking you to vote **YES** so that we can hire an architect for this purpose with a maximum expenditure of \$30,000

Please indicate your vote to the right checking either **YES** or **NO** and send via email to Vbruno@sentrymgmt.com, Letitia.rodrigues@sentrymgmt.com or drop off at the Plantation Point office or via mail to PLANTATION POINT HPR, 897 FORDING ISLAND ROAD, BLUFFTON, SC 29910, no later than **June 28, 2021**.

The Board appreciates your participation and cooperation as we continue to improve the community, keeping our residents safe, and the owner's investment a priority.

Owners Printed Name

Owners Signature

Condo #'s

Date