



EDISTO BEACH PROPERTY OWNERS ASSOCIATION *WE CARE!!*

Spring/Summer 2024

www.ebpoa.site
Established in 1985

“HOPE TO SEE YOU THERE” Annual Meeting and BBQ April 20, 2024 4:00 PM Edisto Beach Civic Center, 42 Station Ct.

Meeting 4-5

Social 5-5:30

Dinner and Carryout starts @ 5:30



Kayaking at sunset

- Our membership is made up of Town of Edisto Beach resident owners, remote property owners and Friends of Edisto Beach.
- The EBPOA does not endorse any candidate. We are non-political.
- Our membership is stronger than ever.
- Edisto Beach information is emailed to members, not opinion, just information to help preserve and protect Edisto Beach.
- EBPOA isn't just for beach property owners but for all EI property owners (**Friends of Edisto Beach**) to work together to protect the island.

Statement of Purpose

To incorporate property owners in Edisto Beach, South Carolina, in order to function adequately, properly and in a timely manner on any and all matters in which we have a similar or common interest. To protect our environs, its residents and people from excessive population density, over-development and commercialization. To have legal representation on a retainer basis so that our Association will be able to act in unison on any question that may be controversial, illegal or potentially damaging to our way of life. To have an organization which will have representatives at each and every meeting of our municipal government and in this regard to have proper input into the activities of our town council, its boards and committees.

President's Report

This year has seen some changes to some of Edisto's challenges and some challenges still to be solved. Thanks to EBPOA Board member Councilman Bob Renner, the ordinance concerning septic tanks has been rewritten to hopefully prevent some environmental problems. To view DEHC's recommended maintenance, visit:

<https://scdhec.gov/enviromental/septic-tanks/septic-tanks-routine-maintenance>

The new Town Hall/EOC is in the final design stages. You will hear more about this from the speaker(s) at the annual meeting. Edisto Beach will finally have its own EOC (Emergency Operations Center) which will enable our officials to stay onsite during a disaster instead of having to relocate to Walterboro. It is being funded by the Colleton County Capital Project Sales Tax (also known as the "penny tax"), which was approved by a county wide referendum in November 2022 in the amount of \$10M.

The Army Corps of Engineers project is progressing as they complete the surveys. Then they will move to the next steps of the project. Hopefully you were able to attend one of the presentations held at the Civic Center. If not, you can find the presentation at [Coastal Storm Risk Management Project Presentation | Town of Edisto Beach, SC](#)

We enjoyed a successful Fall Get Together at McConkey's Jungle Shack. Thanks to Patti and Jennie Smith for making this possible.

As of this writing, there is no news on the proposed Dollar General Store on the island. They have not been forthcoming with their plans to the Charleston County Council.

Note: This year, at the Annual Meeting, the takeout window will be open, but it will be prepared plates only.
NO SPECIAL ORDERS!

Our EBPOA membership remains strong. I would like to welcome three new members to the EBPOA Board: Mrs. Janet Oakley, Mr. Gary Cantrell, and Mr. Ned Kuntz.

We have contacted as many homeowners as possible via a mail campaign, hoping they will join us. If you know someone who doesn't receive the newsletter, please let us know, or tell them

about our website: www.ebpoa.site or our email address: edistobeachpoa@gmail.com. Also, if you aren't receiving emails, please contact us at this email address.

Thank you for your support, and looking forward to seeing you at the Annual Meeting!

Bev Sandifer, President



Beautiful Edisto

Treasurer's Report

We concluded 2023 with \$53,194.87 in total assets. Financially, EBPOA remains positioned to act if the need arises to protect our membership's interest.

Many thanks to our Board members and those from our general membership who have contributed so much to our success. Your continued hard work and support are key to us continuing to be effective in protecting our membership's interest. All of you are very important to the success we have enjoyed since our founding in 1985.

Sjannah Sanders, Treasurer



2023 Guest Speaker, Mark Aakhus



2023 Annual Meeting

2024 Guest Speaker

In anticipation of the November 2022 Colleton County referendum to extend the one cent Capital Improvements Sales Tax for another 7 years, the Town of Edisto Beach in August 2020 awarded Caplea Coe Architects (CCA) a contract for design concepts for a new Emergency Operations Center (EOC)/ Town Hall. The Capital Projects Sales Tax (CPST) Commission recommended the project be funded for \$10 million and with the passing of the referendum in November 2022, the project moved from a concept to a reality. Presently the project is in the architectural design phase with many challenges, such as the high inflation rate we are experiencing and its effect on construction costs. The experience that CCA possesses from similar projects they have done, such as the Dorchester County Emergency Operations Center and the Charleston County School District Emergency Operations Center, will maximize the design functionally yet keep cost containment as a mandatory requirement.

We are very pleased to have as our guest speaker Mr. Steve Coe, President and Principal in Charge of CCA. Mr. Coe is an American Institute of Architects (AIA) licensed architect and is LEED (Leadership in Energy and Environmental Design) certified for Building Design and Construction (BD+C). LEED is the world's most widely used green building rating system. Mr. Coe became President of CCA in 2015 and twice was awarded the Architect of the Year award by the Charleston Contractor's Association. Mr. Coe has Bachelor's and Master's Degrees in architecture from Clemson University and has over 31 years of experience in the field of architecture. He will present a "picture

in time" of the design as it is in its evolution, and will discuss the trade-offs that have been made to reach the present point. Please do not miss this very important and informative presentation.

George Kostell, Vice President

News from the Membership Committee

The EBPOA was founded in 1985, and has been working ever since to maintain the atmosphere that most of us moved here to experience and enjoy. From the start the group was aware of the toll that uncontrolled development could take on our small, remote town and its barrier island. We have persevered in the face of many challenges over these 38 years - stopping the building of hotels, keeping the height limit at its current forty feet, challenging ordinance changes such as those that would allow more density of housing - to name a few.

Currently the town and the island are dealing with an increasing influx of people moving into the Low Country, especially the areas around Hollywood and Ravenel. This will bring significant problems such as heavier traffic, parking issues, and increased numbers of day visitors. EBPOA will continue to look out for the interests of our membership, both local and remote, as things progress.

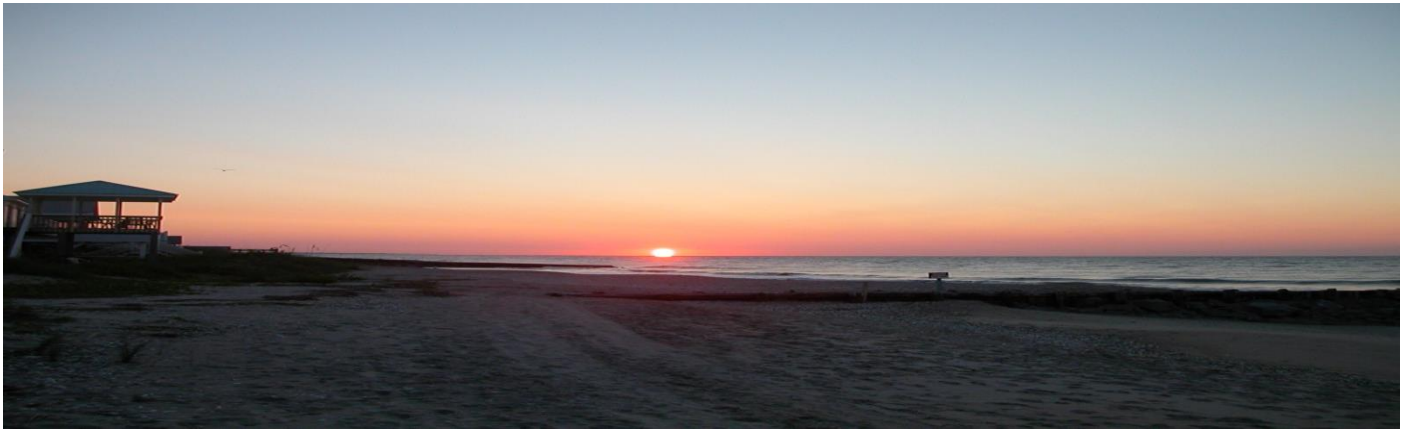
Our organization's membership currently stands at just below 400 households, so we will definitely break the 400 mark well before our Annual Meeting takes place. Membership dropped during Covid, but we are now seeing a rapid rise in the number of people joining us as we work on these challenges. We are working with the Town Council; several of your EBPOA Board members recently attended the Council's 2024 Goal Setting Retreat and were asked to present our group's chief interests and concerns, which will be considered in their planning.

We look forward to seeing you at the Annual Meeting, and hope you will join us as we go forward!

Archie and Beth Johnston, Membership Committee



Let's Eat!



Sunrise on Edisto

Board of Directors:

Bev Sandifer, President
George Kostell, Vice President
Mary Kay Dirr, Secretary
Sjannah Sanders, Treasurer

Judy Blancett
Charlie Boozer
Gary Cantrell
Archie Johnston
Beth Johnston
Ned Kuntz

Janet Oakley
Bob Renner
Ron Scroggy
Bill Smyer
Patti Smyer
Mickey Van Metre

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