

Treetops AND Ocean Breeze

PRIVATE RESIDENCES



Autumn 2010

WELCOME NEW NEIGHBORS

11 OB	Doug & Kathy Rae
54 OB	Brad & Brandi Allen
72 OB	Katherine Walker & Sharon McNish
98 OB	Stephen & Susan Cavanaugh
5301 TT	Christopher Gettings
5602 TT	David & Julia Buzzard
7103 TT	Don & Betty Pyles
7304 TT	Alan & Nikki Nance

ANNUAL MEETING

The Annual Meeting, which was supposed to be held on June 19, had to be rescheduled due to lack of interest (quorum) and was rescheduled for June 21. Volunteers in Medicine was kind enough to loan us their space. Merle Brown and Jeff Martyn were reelected to serve on your board. Jeff is serving as vice president and Merle is treasurer.

REGIME FEES

After some discussion at the meeting, regime fees were raised 5%, rather than the 10% the board originally approved. You noticed your increase in the new payment books that were sent in July.

INSURANCE SHORTFALL

In light of the modest increase, it is very likely there will be an insurance shortfall assessment again this year. We're hoping that since we haven't been hit too hard, the rates will not go up. As in the past, as soon as we know, you will be informed of amounts and payment schedule..

BOARD MINUTES POSTED

The minutes of board meetings are posted on the web site as soon as they are approved by the board. You will experience a delay, because the minutes from a meeting today do not get approved until the next meeting. Visit www.imcresortservices.com, click Properties, then scroll to click Ocean Breeze or Treetops.

PARKING PASSES

Owners who are delinquent will NOT be issued guest parking passes. Cars on the property without parking passes will be towed! Altered or counterfeit passes incur \$500 fine and towing.

A few owners mistake IMC for their rental agent and abuse the parking pass privilege. The staff at IMC has gone above the call of duty and the extra administration costs have gotten out of hand. Guest parking passes for those who rent your villas week to week will not be made more than ten (10) days in advance. If you want guest passes MAILED to you, please contact Melissa at IMC to make arrangements.

Parking is very limited (2 spots per villa) and is monitored.

DELINQUENT NOTICES

Delinquent notices are being posted at a visible location near the entry of any villa whose account is in collections with the regime's attorney. Removing a Delinquent Notice will incur a fine.

DELINQUENTS

We still have a major problem with delinquents, however some of the foreclosure properties are being purchased. In addition, our regime foreclosed on 7503 and is collecting the rent from tenants in place.

The following is a **partial** list of owners who owe the regime at least one thousand dollars as of September 15.

24 OB	Jolley	\$12,549
32 OB	Counts	\$ 3,977
41 OB	Richmond	\$ 1,429
93 OB	Sprouse	\$ 1,999
3902 TT	Ciocca	\$ 3,271
4602 TT	Johnson	\$16,704
4803 TT	Chilliers	\$ 1,355
4902 TT	Patrick	\$ 1,891
4904 TT	Maleh	\$13,407
5004 TT	Robards	\$27,735
5403 TT	Clark	\$ 2,474
6502 TT	MacMillan/Daniel	\$ 2,279
7016 TT	Kass	\$ 2,238
7107 TT	Egan	\$ 5,542
7305 TT	Jenkins	\$ 9,560
7804 TT	Kitty	\$33,940

Several units are now bank owned, including 4502, 6304, 7710, 7801 and 7902. Add to that all the 50 or so who are just a month behind, and you can see what we're up against. Imagine what we could do to improve our property if we had that money. Your board continues to explore and pursue EVERY **LEGAL** avenue to collect.

WRITE YOUR REPS

South Carolina is a debtor friendly state. Let your State Representatives know that we need South Carolina to follow Florida's lead to protect property regimes from non-payers. Non-payers are stealing (water, sewer, garbage pick up, etc.) from all of us.

Write a letter of outrage or email your elected officials via the website www.scstatehouse.gov

Senator Tom Davis, 602 Gressette Bldg., Columbia, 29201
Representative Bill Herbkersman, 308B Blatt Bldg., Columbia, 29201
Representative Kenneth Hodges, 434B Blatt Bldg., Columbia, 29201
Representative Curtis Brantley, 314D Blatt Bldg., Columbia, 29201
Representative Richard Chalk, Jr., 404C Blatt Bldg., Columbia, 29201
Representative Shannon Erickson, 306A Blatt Bldg., Columbia, 29201

PAYMENT OPTIONS

We've made it easy to pay regime and other fees online by e-check or credit card. IMC has a secure server link to SmartStreet, our bank that deals specifically with associations like ours. This will make it convenient for those who prefer to pay their bills online, and may make it easier for some owners stay off the delinquents roster. For more information, contact IMC Resort Services.

POOLS

The pools are closed until April 1st, but the pool decks will be open during normal hours.

GARBAGE PICK UP

In the off season, garbage pick up is Monday, Wednesday and Friday. Please put your trash in bags and put those bags inside the dumpsters, not on the ground. Dumpsters are for household trash, not for large items like mattresses. We have to pay extra for removal of large items.

RULES & REGULATIONS

You have been given the covenants and they are being enforced. This includes, but is not limited to, towing cars that are not properly decaled, fining owners for the illegal use of the common element, fining for incidents that involve the police, and for pet owners with poor habits. Fines can run up to \$500 plus damages!

OCCUPANCY

We have a 2 person per bedroom limit. If you use a rental agent, please advise them of our occupancy limit so you don't get fined. Owners are responsible for their agent and the behavior of their renters. If you see a unit that is over occupied, please contact Bryan.

PET FRIENDLY

Dogs must be on a leash. Please clean up after your pet and dispose of it properly. Guide your pet to do his or her business on areas that are not grass. Urine kills the grass. Help keep our common property pleasant for everyone to enjoy.

NOISE

Treetops Ocean Breeze prohibits loud noise between 10 pm and 7am.

SCREEN DOORS

If you wish to add a screen door to your villa, you must first submit plans for approval. Screen doors should have a gas shock closure and be painted to match the existing entrance doors.

COMMON PROPERTY

Absolutely nothing is to be affixed to any common element. This includes, but is not limited to, roofs, siding, stucco, railings and landscaping. The porches, decks, etc., outside your unit are Common Property, therefore you cannot alter the exterior in any way. Our bylaws state that you cannot affix anything to any part of the exterior of the building. As of January 1, 2008, owners were notified that anything affixed to limited common or common property must be removed. Curtains inside your unit must have white or light cream color facing the outside. The stucco section cannot have outdoor HVAC systems.

OWNER MAINTENANCE

Our humid environment is hard on wood and metal. Please report any common element maintenance issues to Bryan, and keep up with items that are your responsibility to maintain and replace. Call Bryan for **regulation paint colors** for your doors and railings. He may also be able to point you in the right direction to get new screens or find replacement glass for fogged windows.

Per our Master Deed and Bylaws the following items exclusively servicing and/or are integral to your villa, regardless if it they are interior or exterior, are considered the **responsibility of the owner to maintain and/or replace**:

1. Doors; including the frames, casings, hinges, handles and other fixtures that are part of the door.
2. Windows; glass, screens, frames, wells and casings.
3. All electrical and plumbing mechanisms that service your villa.
4. Any damage to common property, adjacent villas or villas beneath caused by the action or inaction within your villa.

Contact Bryan or Scott at IMC to make sure that you purchase the correct style and/or color for your maintenance projects.

HO-6 INSURANCE

Our Master Deed and Bylaws **require every owner carry an HO-6 policy**. HO-6 policies cover the owner's personal property, betterments/upgrades, loss of use/loss of rent, etc. Most will also cover the regime's insurance deductibles that are billed to each affected owner in a loss situation. These can run \$5,000-\$10,000, and even higher in some cases. In the past, uninsured owners have been responsible out of pocket for claims that range from \$1,000 to \$50,000! Interior liability claims can go even higher, so please make sure you are protected. Several of our regime's largest delinquents are a direct result of not having an HO-6 policy in place at the time of an incident!

WATER ISSUES

Our water bill is enormous. Please check toilets and other appliances to make sure they are not leaking. Outside hoses are not to be used for washing vehicles. Fines will be levied if you wash your car or boat on the property. It will be cheaper to use a car wash than to pay the fine.

HOT WATER

One of the biggest causes of damage has been from older water heaters. Please **change your water heater every ten (10) years**. **Damage from a water heater is owner responsibility**. The damage is usually catastrophic and **DOES NOT fall under the regime's insurance**. PLEASE check your water heater regularly, turn off the water to your villa when you are gone. Open faucets slowly when turning the water back on.

MANAGEMENT

The board signed a new one year contract with IMC with no rate increases.

IMC EMERGENCY NUMBER

For Regime emergencies after regular business hours, call 843-785-4775 and listen for the Pager Number to call.

SHERIFF

Use 911 for Emergencies Only. If you see anyone damaging the property, please call the Sheriff's Office at 785-3618. Ask the Sheriff for a written report and notify IMC of the date, type of incident, and the name of the responding officer. It is imperative that you contact IMC any time the police have been called to the property.

2010/11 INTERIOR EXTERMINATION SCHEDULE

<u>34-103</u>	<u>3900-6100</u>	<u>1-33 &</u>	<u>7000-8000</u>
Oct 20	Oct 21	<u>6200-6900</u>	Nov 18
Dec 22	Dec 23	Nov 17	Jan 20
Feb 16	Feb 17	Jan 19	March 17
April 20	April 21	March 16	May 19
June 22	June 23	May 18	

IMC must have a working key to your villa. Pest control will NOT enter units with an unattended dog. Pets must be contained in a room. Leave a note indicating in which room your pet is contained.

To allow for a thorough treatment, remove loose items (clothes, shoes, pet dishes, toys, etc.) from the floor prior to service. Keep all garbage in tight fitting containers to avoid rodent infestation inside and out.