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History of Beach Nourishment/Sand Distribution

State regulatory responsibility for protecting the beach and dune system rests with the Office of Ocean and Coastal Resource Management (OCRM), which is a division of the South Carolina Department of Health and Environmental Control (SCDHEC). This state agency was created in 1977 as the South Carolina Coastal Council when the state legislature adopted the Coastal Zone Management Act. The Act also established the first comprehensive set of regulations for protecting coastal resources in the eight South Carolina coastal counties. In 1988, SCDHEC's jurisdiction on the beachfront was amended by passage of the Beachfront Management Act, which was further amended in 1990.

Prior to passage of the state Coastal Zone Management Act, Isle of Palms created the Beach Patrol and Control Board in 1970 and adopted the Beach and Sand Dune Protection Ordinance of 1974. This ordinance has been subsequently amended. In 1997, the Beach Advisory Ad-Hoc Committee replaced the Beach Patrol and Control Board.

In 1993 Applied Technology and Management Incorporated, a local engineering firm, prepared the Isle of Palms Local Comprehensive Beach Management Plan as required by state law. However, due to technicalities relating to parking and beach access, the plan was not approved by OCRM.

A review of beach profile information from OCRM in the early 1990s showed that:

- Hurricane Hugo caused a significant loss of dune and reduction in dune height along much of the ocean shoreline; the post-Hugo dune construction project resulted in a dune elevation generally two to four feet below the pre-Hugo dune elevation;
- Between 1988 and 1993, the beach in the vicinity of Mariner's Walk to Beachwood East has experienced the greatest fluctuation, due to sand spreading from a previous location of a shoal attachment; and
- Beaches along the inlet margins of both Dewees Inlet and Breach Inlet tend to be steeper and narrower than beaches along the ocean shoreline.

The shoreline area most susceptible to erosion lies between 46th Avenue and Dewees Inlet while the western 1.5 miles of shoreline has long term accretion rates averaging approximately five feet per year.

The shoreline of Isle of Palms has a positive sediment budget with sediments bypassing Dewees Inlet and moving onto the shoreline in front of Wild Dunes in the form of large sand shoals. Sediments from these shoals then move laterally along the shoreline with a majority of sediments moving west.

The Isle of Palms is one of a few islands along the South Carolina coast which has gained sand over the past 75 years. This long-term accretion trend is a direct result of the shoal bypassing at Dewees Inlet; however, this process has also caused significant short-term erosion events on the northeast end of the island.

In 2004 significant erosion of the beach commenced in the area from Summer House Villas to the middle of the eighteenth fairway of the Links Golf Course, due to a large shoal bypassing event in front of the Property Owners Beach House. By early 2007, owners placed 5 gallon sand bags in front of their buildings and the golf course to protect them from erosion. These were subsequently replaced by one cubic yard sand bags after the smaller bags failed.

In 2007, Coastal Science & Engineering prepared a feasibility report for the Wild Dunes Community Association and recommended that approximately 900,000 cubic yards of off-shore sand be added to the beach along the northeastern end of the Isle of Palms, to mitigate on-going sand losses in the area. The City of Isle of Palms elected to proceed with the final design, planning and permitting for this project in early 2008. At that time IOP determined the project would cost approximately \$9.9 million and committed \$1.9 million from municipal funds. Other contributors included Charleston County (\$.9M), the Community Association (\$3.2M), Lowe Wild Dunes Investors (\$2.912M) and 424 front beach owners comprising those properties between Shipwatch Villas and Ocean Club Villas (\$.988M). The Community Association funded its portion of the project by overwhelmingly passing a referendum for a supplemental assessment for beach renourishment in March of 2008. The assessment for developed properties was \$1500 and \$750 for a lot.

On March 18, 2008, OCRM issued a permit to renourish 13,785 linear feet of beach on the northeast end of the Isle of Palms with up to 885,000 cubic yards of sand from four borrow sites 2-3 miles offshore. The U.S. Army Corp of Engineer permit was issued on May 7. As part of the permits' conditions, the contractor was required to remove all sand bags located on and buried in the beach.

The contract for the nourishment project was awarded to Weeks Marine in early May and on Memorial Day weekend the dredge "R. S. Weeks" was mobilized on site and pumping sand on to the beach. The project progressed well ahead of schedule and was officially completed on July 2. Under the permits issued by the regulatory agencies, post-project monitoring was required for three years after completion of the project.

In August of 2011 the City of Isle of Palms received a critical area permit from SCDHEC-OCRM to periodically realign the beach in shoal attachment areas as part of a long-term shoal management plan. Specifically, the permit allowed for the transfer of up to 250,000 cubic yards of sand on the beach twice during the five-year life of the permit to address focused erosion. Subsequently, approximately 87,000 cubic yards of sand were excavated and transferred from the beach in front of Beach Club Villas and the Property Owners Beach House to the beach in front of Seascape Villas, Ocean Club Villas and the eighteenth green of the Links golf course in March of 2012. This work was paid for with funds remaining from the 2008 off-shore renourishment project. The beach realignment/shoal management permit was amended by OCRM in 2013 to authorize up to four projects during the permit term, as long as the total quantity of sand transferred did not exceed 500,000 cubic yards.

A total chronology of beach management initiatives within the Isle of Palms municipality from November, 2007 to December, 2022 can be found at **iop.net/administration/beach-restoration**.

In accordance with the Beachfront Management Act adopted by the South Carolina Legislature in 1989, local beachfront municipalities are required to prepare and implement comprehensive beach management plans as approved by OCRM. OCRM approved the Local Comprehensive Beach Management Plan for the City of Isle of Palms on April 7, 2008. As set forth in Section 48-39-350 (A) of the State Beachfront Management Act, IOP's plan includes an analysis of beach erosion control alternatives, including renourishment for the beach under the local government's jurisdiction. The IOP plan notes that the "Isle of Palms Long Term Beach Management Advisory Committee (2007) made several recommendations to the City and DHEC OCRM (e.g. do not use 5-gallon sand bags, permit larger bags; require placement of outside sand as mitigation for emergency protection; allow controlled sand scraping [shoal management]." The Committee also "recommended use of both offshore dredging and management of attaching shoals as the preferred renourishment options."

April 13, 2022
Alligator Inspection - Wild Dunes Lagoons

Location	Size	Sex	Behavior	Observations
Links #9 Green	4 ft		1	normal behavior
Links #9 Tee	9 ft +	F	2-3	retreated into pond
Dune Ridge East	5 ft		1	retreated quickly
Links #8 Tee	7.5 ft		2	retreated to pond – a little slow
Links Effluent Pond	3.5 ft		1	normal
Hidden Green Pond	8.5 ft	F	1	normal
Behind 25 FWO	8 ft		2	was in the pond – acted normal
#1 Harbor	7 ft	F	1	retreated to pond
#1 Harbor	1 ft		1	normal behavior
#1 Harbor	9 ft		2	on other side of bank
#2 Harbor Tee Island	8 ½ ft		2	laying on bank of island
#2 Harbor behind Edgewater	6 ½ ft		1	In the pond – didn't approach us
Behind #12 Morgan Cove	5 ft		1	In the water – didn't approach us
#3 Harbor	(5) tiny & (2) 1 ft.			normal
Effluent Pond	(2) 6 ½ ft			normal
Morgan Place West Pond	7 ft			in the pond – did not approach when enticed
Behind Yacht Harbor	4 ft		1	retreated quickly
Harbor #13 Pond	(2) 3 ft & (1) 2 ft		1	retreated quickly
Harbor #13 Pond	1 ft			normal behavior
Pond Behind Sundial	1 ½ ft			normal behavior
Pond Behind Sundial	4 ft			normal behavior
Seaside Lagoon	4 ft			did not approach us
Pelican Bay Lagoon	6 ft			did not approach us
Driving Range Pond	7 ft			laying in water – finally moved away

Rankings 1-5

1 most wary, retreated when approached

4-5 stayed in same spot, moved only when touched by prod

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Budget Approved for 2021

The Board of Directors has approved the following budget for 2021:

Operating Fund

<u>Income</u>	\$2,483,000
<u>Expenses</u>	2,386,000
Net Operating Activity	97,000

Reserve Funds

<u>Income</u>	
Real Estate Transaction Fees	1,500,000
Investment Interest Income	10,000
Resort Contribution to Beach	206,000

Total Income-Reserves	1,716,000
<u>Expenses</u>	
Roads & Drainage	436,000
Capital Improvements	160,000

Total Expenses-Reserves	596,000
Net Reserve Fund Activity	1,120,000

Net Activity Operating and Reserve Funds

1,217,000

The 2021 Budget shows a \$97,000 surplus in the Operating account with no increase in the regular annual assessment. The annual assessments for 2021 are \$824 for a dwelling (\$924 if used for short term rental) and \$412 for an undeveloped lot. **Operating Income** includes homeowner assessments, the Resort's assessment, ARC fees, owner decals, and commercial vehicle access (CVA) fees.

Operating Expenses include: administration; staff salaries and benefits; community events; access control operations; community service patrols; routine landscaping and tree care; routine maintenance of roads, bike paths and lagoons; operation of the Property Owners' Beach House and insurance.

Revenues flowing into the reserve funds come from **Real Estate Transaction Fees (RETFs)**, **Investment Interest Income**, and **the Resort's Contribution to the Beach Fund**. The 2021 budget allocates \$375K of the revenue from RETFs to the Capital Improvements Fund, \$375K to the Roads & Drainage Fund, and \$750K to the Beach Maintenance Fund. The budget assumes an average return of approximately .1% on investments in the reserve funds, consistent with WDCA's conservative investment policy and the low interest rate environment we are currently in.

The expenses budgeted in the **Capital Improvements Fund** are for community landscaping improvements, replacement of security cameras and furniture at the Beach House and re-painting of the exterior of the building.

The expenses budgeted in the **Roads & Drainage Fund** are the completion of lagoon dredging begun in December 2020, the installation of a bike path on Morgan Place Drive, and the repair and upgrade of three flood control structures in the lagoon drainage system.

No expenses are budgeted from the **Disaster Recovery Fund** or the **Beach Maintenance Fund**.

A report on 2020 financial results and reserve levels will be provided at the Association's annual meeting in March of 2021.

2022 Wild Dunes Community Association Budget
6200 Palmetto Drive, Isle of Palms, SC 29451

Operating Fund

<u>Income</u>	\$2,494,000
<u>Expenses</u>	2,454,000
Net Operating Activity	40,000

Reserve Funds

<u>Income</u>	
Real Estate Transaction Fees	1,500,000
Investment Interest Income	13,000
Resort Contribution to Beach	212,000

Total Income-Reserves	1,725,000
<u>Expenses</u>	
Roads & Drainage	360,000
Capital Improvements	330,000

Total Expenses-Reserves	690,000
Net Reserve Fund Activity	1,035,000

Net Activity Operating and Reserve Funds **1,075,000**

The 2022 Budget shows a \$40,000 surplus in the Operating account with no increase in the regular annual assessment. The annual assessments for 2022 are \$824 for a dwelling (\$924 if used for short term rental) and \$412 for an undeveloped lot. **Operating Income** includes homeowner assessments, the Resort's assessment, ARC fees, owner decals, and commercial vehicle access (CVA) fees.

Operating Expenses include: administration; staff salaries and benefits; community events; access control operations; community service patrols; routine landscaping and tree care; routine maintenance of roads, bike paths and lagoons; operation of the Property Owners' Beach House and insurance.

Revenues flowing into the reserve funds come from **Real Estate Transaction Fees (RETFs)**, **Investment Interest Income**, and the **Resort's Contribution to the Beach Fund**. The 2022 budget allocates \$375K of the revenue from RETFs to the Capital Improvements Fund, \$375K to the Roads & Drainage Fund, and \$750K to the Beach Maintenance Fund. The budget assumes an average return of approximately .1% on investments in the reserve funds, consistent with WDCA's conservative investment policy and the low interest rate environment we are currently in.

The expenses budgeted in the **Capital Improvements Fund** are for community landscaping improvements, security cameras at the Palm Security Gate and Beach House, replacement of the boardwalk west of Grand Pavilion and an allowance for engineering and architectural work for improvements to the Beach House.

The expenses budgeted in the **Roads & Drainage Fund** are for drainage culvert cleaning, replacement of a drainage culvert on Lagoon Road, completion of a bike path on Morgan Place Drive, and the installation of three crosswalks on Palmetto Drive.

No expenses are budgeted from the **Disaster Recovery Fund** or the **Beach Maintenance Fund**.

A report on 2021 financial results and reserve levels will be provided at the Association's annual meeting in March of 2022.

2023 Wild Dunes Community Association Budget
6200 Palmetto Drive, Isle of Palms, SC 29451

Operating Fund

<u>Income</u>	\$2,715,000
<u>Expenses</u>	2,715,000

Net Operating Activity **0**

Reserve Funds

<u>Income</u>	
Real Estate Transaction Fees	1,750,000
Investment Interest Income	335,000
Resort Contribution to Beach	218,000

Total Income-Reserves	2,303,000

<u>Expenses</u>	
Roads & Drainage	1,000,000
Capital Improvements	2,900,000

Total Expenses-Reserves	3,900,000

Net Reserve Fund Activity **(1,597,000)**

Net Activity Operating and Reserve Funds **(1,597,000)**

The 2023 Budget shows a net bottom line of \$0 in the Operating account. The Board of Directors has approved a 5% increase in the annual assessments, at \$865 for a dwelling (\$965 if used for a short-term rental), and \$433 for an undeveloped lot. This is the first increase in the annual assessment since 2018. **Operating Income** includes homeowner assessments, the Resort's assessment, ARC fees, owner decals, and commercial vehicle access (CVA) fees. **Operating Expenses** include: administration; staff salaries and benefits; community events; access control and security operations; community service patrols; routine landscaping and tree care; routine maintenance of roads, bike paths and lagoons; operation of the Property Owners' Beach House and insurance.

Revenues flowing into the reserve funds come from **Real Estate Transaction Fees (RETFs)**, **Investment Interest Income**, and the **Resort's Contribution to the Beach Fund**. The 2023 Budget allocates \$875K of the revenue from RETFs to the Capital Improvements Fund and \$875K to the Beach Maintenance Fund. The budget assumes an average return of approximately 2% on investments in the reserve funds, consistent with WDCA's conservative investment policy of investing in Treasury bills and certificates of deposit with short maturities.

The expenses budgeted in the **Capital Improvements Fund** are for community landscaping improvements, installation of an automatic gate at the 41st Avenue cart path, repair and replacement of several beach access walks/borders and improvements to the Property Owners Beach House.

The expenses budgeted in the **Roads & Drainage Fund** are for drainage improvements at the Beach House and replacement of drainage culverts on the eastern end of the Community.

No expenses are budgeted from the **Disaster Recovery Fund** or the **Beach Maintenance Fund**.

A report on 2022 financial results and reserve levels will be provided at the Association's annual meeting in March of 2023.

	2021 \$ Amount	2021 % Total	2022 \$ Amount	2022 % Total
Revenue Source				
Residential Assessments	1,689,997	31.3		
Resort Assessment	182,278	3.4		
Rental Access Fees	75,945	1.4		
Commercial Vehicle Access Fees	453,765	8.4		
Miscellaneous (Decals, ARC Fees, etc.)	247,586	4.6		
Real Estate Transfer Fees	2,702,857	50.1		
Interest & Dividends	44,419	0.8		
Total	5,396,847	100		

Revenue Source	2019		2020		2021		2022 (through July 31)	
	# Decals	\$	# Decals	\$	# Decals	\$	# Decals	\$
Commercial Vehicles Annual Decals	1,910	246,840	1,965	244,690	2,280	276,235	1,609	196,450
Commercial Vehicles Daily Passes	6,197	110,715	7,110	119,930	9,617	153,540	4,412	78,300
Real Estate Decals	202	20,200	246	24,600	239	23,900	253	25,300
Owner Vehicle Decals*		55,220		67,030		76,160	7,400	57,075
Owner Vehicle Barcodes*		18,830		21,755		29,510	1,035	24,340
Golf Cart Decals*		0		0		0	727	0
LSV Decals*							250	7,500
LSV Rentals*							60	0
Club Member Decals*		11,250		10,000		12,500	1,000	25,000
Employee Decals		0		0		0	329	0
ARC Permits		33,680		24,845		84,490		27,418
ARC Tree Mitigation		37,800		93,000		31,100		5,250

Notes*

Owner vehicle decals - Each property receives 3 free decals per year - extra decals are \$30
Owner vehicle barcodes - New owners receive 2 free - \$25 for owners - \$50 for Club members
Golf cart decals - Free
LSV decals - \$30 for owners - \$50 for Club members
LSV rentals - \$100 per decal - maxium 60 issued per year
Club member decals - Each member receives 1 free decal - extra decals are \$50

WDCA Replacement Reserve Plan

WDCA Replacement Reserve Plan - Annual Targets through 2029

Reserve Item + expense incurred more than once next 10 years	year of most recent expense	number of years to next expense	year of next expense	\$ cost of next expense	annual \$ increase in target until next expense	Required Reserve ("target") end 2019	2020	2021	2022	2023	2024	2025
Roads/Drainage Fund												
A. Asphalt Road Paving	paving costs based on estimate of \$12 per sq. yd.; misc. includes levelling, milling, shoulder dressing (inflation assumption: 3% p.a.)											
1 Palmetto Drive	2019	12	2031	934,780	77,898	62,319	140,217	218,116	296,014	373,912	451,811	529,709
2 Back Bay Drive	2011	13	2024	400,000	30,769	276,923	307,692	338,462	369,231	400,000	30,769	61,538
3 Waterway Island	2019	12	2031	335,000	27,917	27,917	55,833	83,750	111,667	139,583	167,500	195,417
4 Seagrass Lane	2003	21	2024	327,000	15,571	264,714	280,286	295,857	311,429	327,000	15,571	31,143
5 Other Roads - 2019 (note a on page 1)	2019	20	2039	1,659,000	82,950	82,950	165,900	248,850	331,800	414,750	497,700	580,650
6 Other Roads - 2024 (note b on page 1)	2003	21	2024	1,126,000	53,619	911,524	965,143	1,018,762	1,072,381	1,126,000	53,619	107,238
7 Sundial Circle paving	2009	15	2024	105,000	7,000	77,000	84,000	91,000	98,000	105,000	7,000	14,000
B. Road Drainage System												
1 Clean Culverts	2017	5	2022	100,000	20,000	60,000	80,000	100,000	20,000	40,000	60,000	80,000
2 Cleanout Marsh Ditch #14 Links to BBD	2017	5	2022	35,000	7,000	21,000	28,000	35,000	7,000	14,000	21,000	28,000
3 Replace Fairway Dunes Drainage Pipes		1	2023	750,000	187,500	(375,000)			750,000			
4 Replace/Line Steel Culvert Under Lagoon Road			2022	50,000		50,000						
C. Lagoons												
1 Maintenance Dredging	2021	5	2026	250,000	250,000	250,000	250,000	62,500	125,000	188,500	250,000	62,500
2 R & R Weir Box/Gates Links 9	2021		2031	100,000	10,000	90,000	100,000	10,000	20,000	30,000	40,000	50,000
3 R & R Weir Box/Gates Links 4	2021	10	2031	100,000	10,000	90,000	100,000	10,000	20,000	30,000	40,000	50,000
4 R & R Weir Box/Gates Palmetto Lake	2021	10	2031	100,000	10,000	90,000	100,000	10,000	20,000	30,000	40,000	50,000
D. Special Projects												
1 Replace Waterway Island Bridge	2018	25	2043	2,500,000	100,000	200,000	300,000	400,000	500,000	600,000	700,000	800,000
2 POBH Parking & Utilities Upgrade for 2023		1	2023	250,000	-	250,000	0	0	250,000	0	0	0
3 Replace Wood Bulkheads, Seagrass Tidal		3	2025	400,000							400,000	
Total Roads/Drainage Fund				9,521,780	890,225	2,429,347	2,957,072	2,922,296	4,302,521	3,818,746	2,374,970	2,640,195
Capital Improvements Fund												
A. Bike/Pedestrian Paths	2018	15	2033	200,000	13,333	26,667	40,000	53,333	66,667	80,000	93,333	106,667
B. Beach Access Paths												
1 Concrete Borders	2003	20	2023	100,000	5,000	85,000	90,000	95,000	100,000	5,000	10,000	15,000
2 Boardwalks/Stairs	2003	20	2023	100,000	5,000	85,000	5,000	10,000	15,000	20,000	25,000	30,000
C. Landscaping/Trees		annually		25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
D. Street Lights	2007	25	2032	250,000	10,000	130,000	140,000	150,000	160,000	170,000	180,000	190,000
E. Street Signs	2008	20	2028	180,000	9,000	108,000	117,000	126,000	135,000	144,000	153,000	162,000
F. Property Owners' Beach House												
1 Renovation Design & Documents			2022	200,000	-	-	0	200,000	0	0	0	0
2 Renovation Construction		1	2023	2,500,000	-	2,500,000	0	0	2,500,000	0	0	0
3 Picnic Shelter	2005	25	2030	175,000	7,000	105,000	112,000	119,000	126,000	133,000	140,000	147,000
4 Parking Lot Pavers	2012	25	2037	150,000	6,000	48,000	54,000	60,000	66,000	72,000	78,000	84,000
5 Upstairs HVAC	2018	10	2028	7,500	750	1,500	2,250	3,000	3,750	4,500	5,250	6,000
G. Main Security Gate	1996	30	2026	500,000	16,667	400,000	416,667	433,333	450,000	466,667	483,333	500,000
1 HVAC unit	2014	10	2024	9,000	900	5,400	6,300	7,200	8,100	9,000	900	1,800
2 Owners' Lane Gate Arm Assembly	2021	5	2026	10,000	2,000	(2,000)	0	2,000	4,000	6,000	2,000	4,000
3 Middle Lane Arm; Access Control Software +	2016	10	2026	15,000	1,500	6,000	7,500	1,500	3,000	4,500	6,000	7,500
4 Exterior Painting +	2020	5	2025	10,000	2,000	-	2,000	4,000	2,000	4,000	6,000	8,000
5 Computers / Security Cameras +	2019	5	2024	15,000	3,000	3,000	6,000	9,000	12,000	15,000	3,000	6,000
6 Roof	2020	15	2035	10,000	667	-	667	1,333	2,000	2,667	3,333	4,000
H. Palm Security Gate												
1 Gate Arm Assemblies	2021	10	2031	20,000	2,000	(2,000)	0	2,000	4,000	6,000	8,000	10,000
2 Computers / Security Cameras +	2017	5	2022	7,500	1,500	4,500	6,000	7,500	9,000	10,500	1,500	3,000
I. 6200 Palmetto - Office - Interior Painting	2016	10	2026	7,500	750	3,000	3,750	4,500	5,250	6,000	6,750	7,500
J. Lagoon Rd. Fishing Dock	2004	25	2029	70,000	2,800	44,800	47,600	50,400	53,200	56,000	58,800	61,600
K. Lagoon Aerators	2015	10	2025	60,000	6,000	30,000	36,000	42,000	48,000	54,000	60,000	6,000
Total Capital Improvements Fund				4,621,500	120,867	3,606,867	1,117,733	1,406,100	3,797,967	1,293,833	1,349,200	1,385,067
Disaster Recovery Fund				3,000,000	-	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Beach Maintenance Fund	2018	10	2028	6,000,000	600,000	1,200,000	1,800,000	2,400,000	3,000,000	3,600,000	4,200,000	4,800,000
1 Purchase Mobi Mat		1	2023	10,000		-	0	0	10,000	0	0	0
Total Beach Maintenance Fund				6,010,000	600,000	1,200,000	1,800,000	2,400,000	3,010,000	3,600,000	4,200,000	4,800,000
TOTAL				23,153,280	1,611,091	10,236,214	8,874,805	9,728,396	14,110,488	11,712,579	10,924,170	11,825,262

Reserve Item + expense incurred more than once next 10 years							
	2026	2027	2028	2029			
Roads/Drainage Fund							
A. Asphalt Road Paving							
1 Palmetto Drive	607,607	685,506	763,404	841,302			
2 Back Bay Drive	92,308	123,077	153,846	184,615			
3 Waterway Island	223,333	251,250	279,167	307,083			
4 Seagrass Lane	46,714	62,286	77,857	93,429			
5 Other Roads - 2019 (note a on page 1)	663,600	746,550	829,500	912,450			
6 Other Roads - 2024 (note b on page 1)	160,857	214,476	268,095	321,714			
7 Sundial Circle paving	21,000	28,000	35,000	42,000			
B. Road Drainage System							
1 Clean Culverts	100,000	20,000	40,000	60,000			
2 Cleanout Marsh Ditch #14 Links to BBD	35,000	7,000	14,000	21,000			
3 Replace Fairway Dunes Drainage Pipes							
4 Replace/Line Steel Culvert Under Lagoon Road							
C. Lagoons							
1 Maintenance Dredging	125,000	188,500	250,000	62,500			
2 R & R Weir Box/Gates Links 9	60,000	70,000	80,000	90,000			
3 R & R Weir Box/Gates Links 4	60,000	70,000	80,000	90,000			
4 R & R Weir Box/Gates Palmetto Lake	60,000	70,000	80,000	90,000			
D. Special Projects							
1 Replace Waterway Island Bridge	900,000	1,000,000	1,100,000	1,200,000			
2 POBH Parking & Utilities Upgrade for 2023	0	0	0	0			
3 Replace Wood Bulkheads, Seagrass Tidal							
Total Roads/Drainage Fund	3,155,420	3,536,644	4,050,869	4,316,094			
Capital Improvements Fund							
A. Bike/Pedestrian Paths	120,000	133,333	146,667	160,000			
B. Beach Access Paths							
1 Concrete Borders	20,000	25,000	30,000	35,000			
2 Boardwalks/Stairs	35,000	40,000	45,000	50,000			
C. Landscaping/Trees	25,000	25,000	25,000	25,000			
D. Street Lights	200,000	210,000	220,000	230,000			
E. Street Signs	171,000	180,000	9,000	18,000			
F. Property Owners' Beach House							
1 Renovation Design & Documents	0	0	0	0			
2 Renovation Construction	0	0	0	0			
3 Picnic Shelter	154,000	161,000	168,000	175,000			
4 Parking Lot Pavers	90,000	96,000	102,000	108,000			
5 Upstairs HVAC	6,750	7,500	750	1,500			
G. Main Security Gate	16,667	33,333	50,000	66,667			
1 HVAC unit	2,700	3,600	4,500	5,400			
2 Owners' Lane Gate Arm Assembly	6,000	8,000	10,000	12,000			
3 Middle Lane Arm; Access Control Software +	1,500	3,000	4,500	6,000			
4 Exterior Painting +	10,000	2,000	4,000	6,000			
5 Computers / Security Cameras +	9,000	12,000	15,000	3,000			
6 Roof	4,667	5,333	6,000	6,667			
H. Palm Security Gate							
1 Gate Arm Assemblies	12,000	14,000	16,000	2,000			
2 Computers / Security Cameras +	4,500	6,000	7,500	1,500			
I. 6200 Palmetto - Office - Interior Painting	750	1,500	2,250	3,000			
J. Lagoon Rd. Fishing Dock	64,400	67,200	70,000	2,800			
K. Lagoon Aerators	12,000	18,000	24,000	30,000			
Total Capital Improvements Fund	965,933	1,051,800	960,167	947,533			
Disaster Recovery Fund	3,000,000	3,000,000	3,000,000	3,000,000			
Beach Maintenance Fund	5,400,000	6,000,000	600,000	1,200,000			
1 Purchase Mobi Mat	0	0	0	0			
Total Beach Maintenance Fund	5,400,000	6,000,000	600,000	1,200,000			
TOTAL	12,521,353	13,588,444	8,611,036	9,463,627			

WDCA

Collected Real Estate Transfer Fees 2002-2021

(From Audit Reports)

	TOTAL(\$)	BEACH(\$)
2002	487,600	
2003	734,100	
2004	1,026,500	
2005	997,400	
2006	780,800	
2007	351,300	
2008	677,800	115 Village Condos Developed
2009	234,400	
2010	313,400	
2011	273,300	
2012	391,700	
2013	483,700	
2014	402,400	
2015	418,900	
2016	556,600	
2017	684,778	
2018	786,660	182,007 Increased to 1% (Beach Mgmt @ .05%) on 7/19/18
2019	1,148,299	574,165
2020	2,767,788	1,478,521
2021	2,702,857	1,454,429
2022		



COMMUNITY ASSOCIATION, INC.

6200 Palmetto Drive • Isle of Palms, South Carolina 29451
(843) 886-8847 • Fax: (843) 886-3745

Memorandum

To: Board of Directors
From: Dave Kynoski *DK*
Subject: Estimated Hurricane Recovery Expenses
Date: November 9, 2004

At the October 27th Board of Directors meeting Don Smith asked that we attempt to quantify the amount of money needed in the hurricane encumbrance fund to recover from a major storm event.

Attached is a summary of possible recovery expenses from a major hurricane. For this work, a major hurricane is considered to be Category 3 (minimum 111 mph) or better. Most of the items are self-explanatory. The road replacement item cost of \$1,000,000 assumes a worst case scenario where the most vulnerable stretch of Palmetto Drive, Beachwood East and Dune Crest are severely damaged. Severe damage would most likely occur during a Category 4 or 5 storm, or a slow moving storm, and we could experience significant settlement of the roadbed with prolonged flooding.

The other major cost items include debris removal and tree care, drainage culvert repair and maintenance, lagoon related repairs and re-landscaping of the grounds.

Although there could be some decrease in operating cash flow due to non-payment of assessments after a major storm, I assume this would be short-lived, and there would be enough revenue from assessments and other funds to meet month to month expense obligations.

We will discuss further at next week's Board meeting. Please call me if you have any additional thoughts.

Wild Dunes Community Association
Contribution To Reserves Fund
Major Hurricane Recovery Estimate
January, 2005

Item	Est. Cost
1. Property Insurance Deductibles (Wind & Flood)	\$ 30,000
2. Debris Removal & Tree Care	250,000
3. Beach Scraping & Dune Rebuilding (Beach House, Beach Accesses)	50,000
4. Road Replacement 7200-18,000 Linear feet. (10-25% of total length) @ \$250 l. f.	1,800,000-4,500,000
5. Clean & Repair Drainage Culverts Cleaning-30 days @ \$1600. Repair-\$150,000	200,000
6. Clean Out Lagoons and Repair Erosion	300,000
7. Beach Access Paths & Boardwalks (Restore concrete curbing, rebuild boardwalks)	150,000
8. Landscaping & Environmental (New trees, reestablish screens and buffers, etc.)	500,000
9. Lighting/Electrical	50,000
10. Extra Security Personnel	50,000
11. Loss of Assessment Revenue (700 units @ 12 months @ \$750	525,000
12. Miscellaneous Building/Operational Expenses	50,000

Total Estimate: \$3,955,000-6,655,000

DK: 1/12/05

	Wild Dunes	Kiawah	Indigo Run	Hilton Head Plant.	Moss Creek	Palmetto Dune
<i>Committees</i>						
Total # of Committees (Standing and Ad-Hoc)	8	N/A	5	10	8	6
Committee List	ARB, Safety & Security, Community Affairs, Planning, Nominating, Beach & Open Space, Beach House Ad-Hoc, Capital Improvements Ad-Hoc	N/A	Finanace, ARB, Strategic Planning, Goverance, Nominating	Security, Finance, Coveants, Recreation, ARB, Communications, Maintenance, Strategic Planning, Election, Nominating	ARB, Finance, Audit, Green & Grounds, Social & Recreational, Facilities & Infrastructure, Communication s & Marketing, Nominating	Finance, ARB, Maintenance & Infrastructure, Safety & Security, POA/ Club Operator Strategic Committee and Strategic Planning Committee
<i>Volunteers</i>						
Total # of Volunteers	56	28	27	200+	around 50	25
Total Members in Association	2135	9,500	1,002	10,000	1,042	523
% Volunteer Participation	2.60%	0.30%	2.50%	2%	5%	6%

Wild Dunes Property Owners Involved in IOP City Government					
	Total # Serving	2022 WD Owners	2023	2024	2025
Planning Committee	7	2			
Zoning Appeals	5	3			
Code Board of Zoning Appeals	7	0			
ATAX	7	1			
Water & Sewer - Elected Position	3	1			
Environmental Committee	9	0			
IOP City Council - Elected Positior	9	2			
Total Positions	47 19% Representation				

Last Updated 10-18-22			WILD DUNES COMMUNITY ASSOCIATION										
			RESIDENTIAL STATUS REPORT										
ADDRESS		T B/L	TAP	SF	CH	TH	C	Demo	OD	L			
43RD AVENUE		5	5	5					5	0			
44TH AVENUE		4	4	4					4	0			
45TH AVENUE		2	2	2					2	0			
57TH AVENUE		17	17	14					14	3	#2, 6, 7		
TOTAL AVENUES		28	28	25					25	3			
ABALONE ALLEY	ABA	13	13	13					13	0			
BACK BAY DRIVE	BBD	44	44	40					40	4	#5805,17,33/6811		
BACK COURT	RCV	44	44			44			44	0			
BARNACLE ROW	BAR	7	7	6					6	1	#4		
BAY COURT	BAY	7	7	7					7	0			
BEACH CLUB VILLAS	BCV	72	72			72			72	0			
BEACHWOOD EAST	BWE	31	32	30					30	1	#28		
BEACHWOOD WEST	BWW	36	38	35					35	1	#20		
COMMONS COURT	CMC	24	24	19		4			23	1	#15		
CONCH COURT	CNC	7	7	7					7	0			
DOLPHIN ROW	DLR	9	9	8					8	1	#8		
DUNE RIDGE LANE	DRL	33	33	31					31	2	#21,27		
DUNECREST LANE	DCL	15	15	15					15	0			
EDGEWATER ALLEY	EWA	30	30	28					28	2	#4,17		
FAIRWAY DUNES LANE	FDL	74	74		14	60			74	0			
FAIRWAY OAKS LANE	FWL	42	42	41					41	1	#30		
FAIRWAY VILLAGE LANE	FVL	23	23	22					22	1	#7		
FISHERS ALLEY	FIA	11	11	11			#2		11	0			
GP BOARDWALK HOMES		42	42	42					42	0			
GRAND PAVILION BLVD.	GRP	68	75	55		10			66	2	#8, 33		
GREAT HERON COURT	GHC	5	5	5					5	0			
HIDDEN GREEN LANE	HGL	31	32	31					31	0			
ISLAND COTTAGE LANE	ICC	4	4		4				4	0			
LAGOON VILLAS	LGV	44	44				44		44	0			
LAKE VILLAGE LANE	LVL	24	24		24				24	0			
LINKS CLUBHOUSE VILLAS	LCV	16	16				16		16	0			
LINKSIDE COURT	LSV	46	46			46			46	0			
MARINERS WALK	MWV	72	72				72		72	0			
MARSH ISLAND LANE	MIL	35	35		35				35	0			
MARSH POINT LANE	MPL	10	10	10					10	0			
MORGAN CREEK DRIVE	MKD	5	5	4					4	1	#32		
MORGAN PLACE DRIVE	MPD	68	68	65					66	2	#43,61		
MORGANS COVE DRIVE	MCD	58	58	55					55	3	#11, 12, 17		
OCEAN CLUB	OCC	102	102				102		102	0			
OCEAN POINT	OCP	71	71	71					71	0			
OYSTER ROW	OYR	27	27	26					26	1	#26		
PELICAN REACH	PEB	56	56		55				55	1	#16		
PORT O CALL	PCV	84	84				84		84	0			
PORT O CALL II	TWV	24	24				24		24	0			
SANDCRAB COURT	SCC	25	25		25				25	0			
SANDWEDGE LANE	SWL	16	16	15					15	1	#13		
SANPIPER COURT	SPC	24	24		24				24	0			
SEAGRASS LANE	SGL	59	61	56					57	2	#3,5		
SEAGROVE VILLAS	SGV	44	44				44		44	0			
SEASCAPE	SSV	50	50				50		50	0			
SEASIDE COTTAGE LANE	SCL	20	20		20				20	0			
SHR ROW	SHR	10	10	9					9	1	#6		
SHIPWATCH	SWV	104	104				104		104	0			
SUMMER DUNES LANE	SDL	9	9	9					9	0			
SUMMERHOUSE	SHV	55	55				55		55	0			
THE MOORINGS	MRS	12	12				12		12	0			
TWIN OAKS LANE	TWL	65	65		65				65	0			
VILLAGE AT WILD DUNES	VIL	115	115				115		115				
YACHT HARBOR COURT	YHC	36	36	35					35	1	#10		
YACHT HARBOR VILLAS	YHV	20	20				20		20	0			
TOTAL IN PDD		2106	2119	826	266	236	742	0	2073	33		2106	
WATERWAY ISLAND DRIVE	WWI	57	57	57	0	0	0		57	0		57	
TOTAL PDD & WWI DRIVE		2163	2176	883	266	236	742	0	2130	33		2160	
TOTAL IN COMMUNITY ASSO.		2135	2148	858	266	236	742	0	2105	30		2135	
T B/L - TOTAL BUILDINGS/LOTS		CH - CLUSTER HOUSES				UC - UNDER CONSTRUCTION							
TAP - TOTAL APPROVED / PLATTED		TH - TOWNHOUSES				C - CONDOS							
SF - SINGLE FAMILY		OD - OCCUPIABLE DWELLINGS				L - LOTS							

WDCA Residential Breakdown

WDCA Residential Breakdown

[illegible]

Revenue Source	2019		2020		2021		2022 (through July 31)	
	# Decals	\$	# Decals	\$	# Decals	\$	# Decals	\$
Commercial Vehicles Annual Decals	1,910	246,840	1,965	244,690	2,280	276,235	1,609	196,450
Commercial Vehicles Daily Passes	6,197	110,715	7,110	119,930	9,617	153,540	4,412	78,300
Real Estate Decals	202	20,200	246	24,600	239	23,900	253	25,300
Owner Vehicle Decals*		55,220		67,030		76,160	7,400	57,075
Owner Vehicle Barcodes*		18,830		21,755		29,510	1,035	24,340
Golf Cart Decals*		0		0		0	727	0
LSV Decals*							250	7,500
LSV Rentals*							60	0
Club Member Decals*		11,250		10,000		12,500	1,000	25,000
Employee Decals		0		0		0	329	0
ARC Permits		33,680		24,845		84,490		27,418
ARC Tree Mitigation		37,800		93,000		31,100		5,250

Notes*

Owner vehicle decals - Each property receives 3 free decals per year - extra decals are \$30

Owner vehicle barcodes - New owners receive 2 free - \$25 for owners - \$50 for Club members

Golf cart decals - Free

LSV decals - \$30 for owners - \$50 for Club members

LSV rentals - \$100 per decal - maximum 60 issued per year

Club member decals - Each member receives 1 free decal - extra decals are \$50

**Wild Dunes Community Association
Open Space**

Tax Map Number	Physical Address	Deeded Acres	Description
5710800066	Harbor Way	2.39	Lake
5710800206	Yacht Harbor Ct.	1.11	R/W
5710800208	Morgans Cove Dr.	0.86	Utility Easement & Common Area
5710800288	Morgans Cove Dr.	2.61	Roadway
5711200105	Great Heron Ct.	0.15	By B&R Club Entrance
5711200128	Palmetto Dr.	51.99	R/W and Pedestrian Easements
6040000006	Beach Tract	2.7	Common Area
6040000014	Palmeto Dr.	0.3	Common Property
6040000015	Palmetto Dr.	0.3	Common Property
6040000042	Fairway Oaks Ln.	0.48	Lake
6040100060	Waterway Island Dr.	2.51	Parcel A
6040100061	Waterway Island Dr.	0.42	Parcel B
6040100062	Waterway Island Dr.	6	R/W
6040200030	Fairway Village Ln.	1.58	R/W
6040200054	Morgan Dr.	1.69	Lake
6040600036	Marsh Island Ln.	1.95	R/W and Open Space
6040600063	Sea Marsh Dr.	1.26	Sea Marsh Ct. R/W - streets not dedicated
6040700041	Back Bay Dr.	3.84	Residual Area
6040700053	Marsh Point Ln.	0	R/W Marsh Point Ln. - street not dedicated
6040700061	Waterway Island Dr.	0.37	Parcel B
6040700091	Seagrass Ln.	0.97	Open Space
6040700094	Hidden Green Ln.	0.97	Lake
6040800036	Dune Ridge Ln.	0.6	Lagoon
6040800037	Dune Ridge Ln.	0.27	Lagoon
6040800039	Dune Ridge Ln.	2.25	R/W
6040800116	Linkside Ct.	1.4	Roadway

6040800157	Dune Ridge Ln.	0.3	Lake Parcel 4
6040800161	Back Bay Dr.	0.1	Parcel 5
6040900242	Lake Village Ln.	1	Lake Village Lane
6040900243	Sandpiper Ct.	0.01	Pedestrial Beach Access
6040900244	Sandcrab Ct.	0.03	Pedestrial Beach Access
6040900245	Palm Blvd.	0.59	200' east of 54th Ave.
6040900246	Palm Blvd.	0.59	200' east of 55th Ave.
6040900247	Palm Blvd.	0.26	200' east of 56th Ave.
6040900267	Edgewater Alley	1.1	Edgewater Alley and Pedestrial Access
6040900285	Oyster Row	1.1	Oyster Row R/W
6041000071	Palm Blvd.	0.59	200' east of 57th Ave.
6041000127	Seagrove Ln.	0.73	Seagrove Lane R/W
6041000128	Seagrove Ln.	0.5	2-15' and 1-30' buffer zone
6041000129	Beachwood	4.2	E & W Beachwood R/W and Open Space
6041000130	Beachwood	0.5	30' buffer zone
6041000169	Beach Tract	1.8	600' S of common area
6041000255	Back Ct.	1.1	R/W
6041000335	Palmetto Dr.	4.44	R/W, Lake, Open Space
6041000422	Grand Pavilion	0.18	Roadway
6041000423	Grand Pavilion	0.15	Roadway
6041000474	Back Bay Dr.	2.75	Lake
6041000475	Palmetto Dr.	0.76	Lake
6041100093	Lagoon Rd.	1.1	Sandwedge Ln., Fairway Oaks Ln., Dunecrest Open Space
6041100116	Palmetto Dr.	2.7	Common Area
6041100153	Lagoon Rd.	3.7	R/W and Open Space
6041100211	Palmetto Dr.	3.5	Common Area
6041100215	Palmetto Dr.	0.58	Lake
6041200045	Fairway Dunes Ln.	2.04	R/W
6041200486	Fairway Dunes Ln.	0.38	Cul-de-sac
6041200510	Summer Dunes Ln.	0.46	R/W
6041400001	4 Seagrass Ln.	0.82	Open Space

6041400013	Seagrass Ln.	5.5	Open Space
6041400014	Seagrass Ln.	1.16	Open Space
6041500013	Seagrass Ln.	1.16	Open Space
6041500016	Seagrass Ln.	1.36	Open Space
Total Acres		136.21	

Wild Dunes Resort

Tax Map Number	Physical Address	Acres	Description
5710000001	Waterway Blvd	68.49	Recreational Use
5700000003	Waterway Isl. Dr.	73.65	Islands
5710700171	Intracoastal Ct.	0	
5710800168	2 Yacht Harbor Ct.	0	
5710800207	Yacht Harbor Ct.	0.36	Misc. Undev. (sidewalk along creek)
5710800226	Morgans Cove Dr.	2.21	Recreational Use
5710800228	42 41st Ave	1.12	Recreational Use (Halfway House)
5710800229	Yacht Harbor Ct.	0	Misc. Undev.
5710800230	Yacht Harbor Ct.	0.04	Misc. Undev.
5710800231	Yacht Harbor Ct.	0.04	Misc. Undev.
5710800232	Yacht Harbor Ct.	0.03	15' drainage
5710800320	Morgans Cove Dr.	1.04	Misc. Undev.
5711200129	72 Morgan Dr.	0.63	Recreational Use
6040000001	Seagrass / Marsh Island	267.58	Undev. Marsh
6040000032	5 Dune Ridge Lane	64.6	Recreational Use
6040000033	Golf Course	42.03	Recreational Use
6040000034	Golf Course	6.8	Recreational Use
6040000035	Golf Course	11.77	Recreational Use
6040000036	Golf Course	27.38	Recreational Use
6040000037	Seagrass Lane	0.06	Misc. Undev.
6040000038	Morgan Cove Dr.	0.41	Misc. Undev.
6040000039	Morgan Place Lagoon	0.59	Misc. Undev.

6040000040	Morgan Place Lagoon	9.95	Misc. Undev.
6040000041	Morgan Place	1.47	HOA Properties
6040100001	Golf Course	0.47	Misc. Undev.
6040100059	Golf Course	0.65	Misc. Undev.
6040200029	Fairway Village Ln.	0.69	Misc. Undev.
6040200053	Golf Course	5.1	Recreational Use
6040500006	Back Bay Dr	0.88	Misc. Undev.
6040500185	Golf Course	6.89	Recreational Use
6040500189	Back Bay Dr	4.03	Misc. Undev.
6040500190	Ocean Point	0.1	Misc. Undev.
6040500191	Back Bay Dr	0.07	Misc. Undev.
6040500192	Linkside Ct.	0.4	Misc. Undev.
6040500193	Linkside Ct.	1.32	Misc. Undev.
6040800038	Dune Ridge Ln.	0.07	Misc. Undev.
6040800158	Dune Ridge Ln. lagoon	0.05	Misc. Undev.
6041000018	Lift Station	0.02	Yacht Harbor Villias
6041000206	Palmetto Dr. - Tennis Courts	4.97	Recreational Use
6041000309	Sweetgrass Inn	4.17	Hotels and Motels
6041000310	Beach Tract	0.77	Misc. Undev.
6041000381	Palmetto Dr.	3.26	Grand Pavilion
6041000383	Beach Tract	1.75	Misc. Undev.
6041000418	Palmetto Dr.	1.14	Sweetgrass Inn pool area
6041000476	Lagoon	0.58	Misc. Undev. area in front of Seagrass Inn
6041100113	Palmetto Dr.	0.15	Misc. Undev.
6041100217	Lagoon Road	1.43	lagoon
6041200363	Palmetto Dr.	1.53	Links Clubhouse
6041200493	Golf Course	2.53	Misc. Undev.
Total Acres		623.27	

Other Parcels

6041000379	Palmetto Dr.	1.78	Johnny Johnson & Susan Fair
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6041100216	Pelican Reach (lagoon)	2.16	Pelican Bay HOA
6041100214	Pelican Reach (lagoon)	0.61	Pelican Bay HOA
6040000003	Morgan Creek	140.17	Finch Properties - part of a 449.17 acre deeded tract
6040800132	Commons Ct	0.78	Royal Dune Dev.
6041100212	Pelican Reach	0.6	Pelican Bay HOA
6041200241	Fairway Dunes Lane	0.28	Pelican Bay HOA
5711200127	45th Ave	1.11	Wild Dunes Associates
60400000031	70 Morgan Drive lagoon	6.72	IOP Water
5710800066	Harbor Way (lagoon)	0.7	Misc. Undev.
5710800287	Morgans Cove Dr	0.65	Misc. Undev. (sidewalk along creek)
Total Acres		155.56	
Total Open Space in PRD		915.04	

2022 Wild Dunes HOAS with pool access

Regime	# of Units	Pool
Beach Club Villas	72	72
The Commons	23	
Fairway Dunes Villas	60	60
Grand Pavilion	110	110
Lagoon Villas	44	44
Lake Village	24	
Links Clubhouse	16	
Linkside Villas	46	46
Mariners Walk Villas	72	72
The Moorings	12	12
Morgan Place	68	68
Morgan's Cove	58	58
Ocean Club Villas	102	102
Ocean Point	71	71
Pelican Bay	70	70
Port O'Call Villas	84	84
Racquet Club Villas	44	
Seagrass Lane	59	
Seagrove Villas	44	44
Seascape Villas	50	50
Seaside Cottage	26	
Shipwatch Villas	104	104
Summerhouse Villas	55	55
The Residences @ Swe	115	115
Tidewater	24	24
Twin Oaks	65	
Yacht Harbor Villas	20	20
Personal Pools	?	?

Total #	1538	1281
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60% w/ pools