

*August 29, 2005*

*To: BP HOA*

*From: RickSellers*

*Re: Information*

*For the past year with the assistance of Karl McMillan and Brian Hefner, and Webster Rogers CPA's, I have managed the BPHOA to the best of my ability and had oversight for the ARB of Boyle Plantation. It is that time for it to be put in the hands of the owners in order for the community to assure itself of self management in its own best interest.*

*It is with this in mind I offer both some information and suggestions regarding this wonderful community.*

*I have appointed 5 members of the Board who shall appoint their own Officers for one year, then they shall nominate for an election of new Board Members for subsequent years. There is an Amendment allowing me to do this, and to the Covenants there is a clause allowing the new Board to establish a new Architectural Review Board (ARB) serving staggering terms of 1, 2 and 3 years. The ARB can be from the Board or from the Homeowners at large. These documents are enclosed herewith.*

*Here are some things I recommend the new Board work diligently towards:*

- ~Establish a new checking account locally*
- ~Retain an Attorney other than the Knight Firm (this would be a conflict)*
- ~Obtain a disk from Crissie Worsham at Knight with the addresses of all owners*
- ~Author a letter to all Homeowners explaining what has occurred*
- ~Set up the next meeting and subsequent meetings*
- ~Appoint officers and ARB Members with definitive terms*

*Along these lines, please allow me to address several items of interest:*

*1~There is an insufficient amount of HOA Dues being collected now to adequately cover needed expenses. Following is a rough Budget you may wish to use or create your own.*

<i>Road/Entrance Grass Cutting and Landscape Maintenance</i>	<i>\$10,000.00</i>
<i>Gate Entrance Insurance/General Liability Policy</i>	<i>1,000.00</i>
<i>General Handyman maintenance and services</i>	<i>1,000.00</i>
<i>Miscellaneous</i>	<i>1,000.00</i>
<i>Creation of a Reserve Fund</i>	<i>4,000.00</i>
<i>TOTAL</i>	<i>\$17,000.00</i>

*\*\$17,000 divided by 52 Homeowners = \$327.00 per year-this is very low in my opinion, but an increase nonetheless and will require an amendment to the Bylaws and a vote by the owners, but in is definitely necessary.*

*2~Another vendor needs to be found for grass cutting. The several we've tried are not reliable and do a poor job. The ARB should charge a small fee for ARB Review (probably \$100/plan) going forward, and each contractor should have to post a Deposit of \$2,500.00 while working in Boyle to offset trucks damaging the gate or the roads. It would be refundable if no damage is apparent.*

*We have had a few problems with contractors leaving sites trashed and in disarray. The mailbox ARB Guidelines should be followed and a procedure established for uniformity. This will help Boyle fulfill its goal of a Great Neighborhood.*

*3~Kelly Knight, Attorney has assisted us greatly in the past years and is familiar with all documents at Boyle. Crissie Worsham has practically 'run' the administrative side of the HOA, and can be a wealth of knowledge going forward if questions arise.*

*We wish you good fortune in this wonderful neighborhood. Lots of people have asked, so here are some answers to road names.*

*DiRocco~my partner's last name*

*Rhett's Way~my father's name which is rich in Lowcountry History in our family*

*Boyle~the original Plantation Owners's last name*

*All other names of the roads are taken from the Boyle Family Members,  
some deceased and some currently living in Georgetown County, SC.*

*Our Best.*

A handwritten signature in black ink, appearing to read 'Rick Sellers', with a long horizontal flourish extending to the right.

*Rick Sellers*

*Boyle Plantation, The Sellers Companies Inc. and DiRocco Enterprises*

*Rick Sellers 843.343.SELL*

*Karl McMillan 843.693.6115*

*Brian Hefner 843.364.1538*

*Kelly Knight Byrd and Crissie Worsham, the Knight Law Firm  
843.821.9700*