



Tuesday, March 2, 2021

Greetings,

Construction of the Palmetto Pointe subdivision is wrapping up. Our goal is to have all construction completed by the end of April, at which time the HOA will take over full control and responsibility of the community. We're pleased to provide an update on the construction within the Palmetto Pointe community:

Power: Mid-Carolina Electric Cooperative ("MCEC") has installed the streetlights within the community. The power will be run to the community day dock for additional lighting, as well as to the entrance lights in March.

Off-site Septic: The South Carolina Department of Health and Environmental Control ("SCDHEC") has approved the Palmetto Pointe offsite septic system for operation, and it is currently up and running. The operating permit was issued to Saluda County Water and Sewer Authority ("SCWSA"), who is now the owner and operator of the system. Further details will be provided to the Palmetto Pointe property owners that are assigned to the offsite septic system.

Central Box Units ("CBU"): All the CBU keys that were cut by the USPS were delivered to MJS Management, and they are in the process of mailing the keys to Palmetto Pointe property owners. There will be instructions relayed by MJS Management for those remaining property owners who need to get their CBU assigned, keys cut, and mailed.

Boat Ramp: The boat ramp project is complete and has re-opened. The conclusion of this project ensures property owners have ample water depth for year-round use of the boat ramp, even with the normal fluctuations of water levels as managed by Dominion Power.

Landscaping: Our landscapers are focused on heavy landscaping efforts at the entrance, the replacement of three (3) palmetto trees, and completing all community landscaping projects by the end of April.

Boat Storage: We've continued to receive requests regarding the construction of the proposed boat storage. In response, ALH has engineered and identified a proposed location for the boat storage facility. You will receive communication from MJS Management for further details regarding a future vote on approval for construction through the HOA.

Security and Signage: We're working with the HOA to have security cameras installed throughout the community. We hope this will help discourage trespassers into the community. In addition, a number of the street signs were stolen recently. These signs are in the process of being replaced. Finally, we will be posting private property signs at the boat ramp and towards the entrance to discourage public use of our private facilities.

Owner Resources: We're continuing to add information on this webpage to provide a "real time information resource" for our Property Owners. The direct link to the [Owner Resources](https://www.thepalmettopointe.com/resources) webpage is:

<https://www.thepalmettopointe.com/resources>

In addition to the [Owner Resources](https://www.thepalmettopointe.com/resources) webpage, MJS Property Management oversees the HOA management of Palmetto Pointe. This is your first point of contact to help address questions or concerns regarding the community. Any questions or concerns that cannot be answered by MJS are escalated to ALH immediately—and we will handle your needs as soon as possible. You can reach MJS Management at (803) 743-0600.

Regards,

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