

ANNUAL REPORT TO THE PROPERTY OWNER OF THE HAMMOCKS

Dear Fellow Property Owners,

We have had another busy and exciting year at The Hammocks highlighted by Comcast/Xfinity approaching us wanting to bring fiber broadband into the area including Edisto Oaks, Cowpens, and Jeremy Cay. This effort is funded by federal and state grants that end July 2026 meaning it has to be built out before then. Comcast's plan is to bring the fiber down Jan Savage Way which resulted in a need for Comcast to reach out to Fraternal Properties to get a right of way. As of the end of 2025 your board has completed negotiations on the agreement, reviewed it and signed it in January. This, along with the other properties, will allow Comcast to continue to move forward. Installation should only take a few weeks and Comcast has indicated they hope to be completed by the end of April. Comcast said they will host a community meeting (for all the impacted communities) to share their plans once installation is complete. This agreement only allows Comcast to run the fiber infrastructure within our community. It in no way commits any property owner to use this service. Very exciting.

There has been a change within the ARB, Brad Drawdy has stepped down from the chair, Kim Kidwell

and Warren Griffen have agreed to co-chair the committee. Same members, different seats.

Yellow legged hornets have been found in The Hammocks. This is an invasive species that kills honey bees and other pollinators. A group from Clemson found a nest on Palmetto Road and tracked the hornets to another nest here at Savage Isle Island. The hornet extraction team came in early January and removed the nest.

Larry Altfather, who has been maintaining our roads, announced he could no longer work our roads leaving us with a huge dilemma. After looking at several options we decided to purchase a tractor. Instead of doing a special assessment to purchase a tractor we decided to withdraw money from the reserve account to acquire the tractor. Starting in October 2025 we are “reimbursing” the account by depositing \$900 per month into the reserve account and are schedule to fully replenish the fund in 20 months. By not paying \$1,200 per month for Larry to scrape the roads we are saving the community \$300 per month after replenishing the reserve fund for the tractor.

We are in need of volunteers to help operate the tractor as Mike alone can not maintain them. If you would like to help by working the roads please contact Robert Frierson 803 972-3982. We will hold an operation instruction team meeting once we have a team in place.

The plan is to continue to purchase sand/gravel mix to address the potholes and the washouts that occur from time to time with the heavy rains. Be on the look out for the tractor when driving the roads and PLEASE DRIVE UNDER 19 MPH!

Looks like we made it another year without any major repairs to the wastewater system. Keep in mind the system is now 28 years old, please treat it with care. Please do not flush any objects into the system that do not belong, only toilet paper, and keep your septic tank clean. It is recommended to have your septic tank pumped every 3 to 5 years. Knight septic service is familiar with our system but you may use whomever you choose.

We had the security gate painted this summer along with the door to the pump house. We need to do some repair work on the control box at the gate and the bumper poles as someone ran over them. Again, any volunteers?

The gate seems to be working most of the time except the phone service can be spotty. We are planning to replace the phone service with cable service once Comcast gets here. With fiber service we can program the system anytime. As it stands now we have to time the programming with the phone reception, not ideal.

We are still working on a solution with the pluff mud at the boat dock. There is a feeling this will be a never

ending project. We are looking for volunteers to help keep the ramp clear and clean.

As a reminder there is no parking at the ramp when you launch your boat. Also, there is no overnight docking of your boat at the dock. Thanks for helping on this.

Our household trash pick up day remains to be Monday am. Only BAGGED trash that fits into your 96 gallon trash can.

Please visit our website at

thehammocksofedisto.org

Paul has the website up and running and we ARE USING IT to post all communication with you including, but not limited to, board minutes, announcements, progress reports, monthly financials, etc.

Also on the website we will be posting the proposed 2026 budget, an agenda for the meeting and a proxy form if you unable to attend the meeting

Please refer to the website often.

Your board members are:

Suzanne Frierson - Treasurer (2027)

Mike Haas - At Large (2028)

Paul Hardy- Secretary (2027)

Corey Merritt- At Large (2026)

Bear Woodrum- President (2028)

We will be electing one board seat that is currently held by Corey Merritt. Corey has expressed a desire to serve for three more years. If anyone would like to be considered for this seat send a bio to either Paul Hardy, Bear Woodrum or any other board member as soon as possible.

We look forward in seeing you at the annual meeting scheduled

SATURDAY, FEBRUARY 21, 2026, 10:00am
EDISTO BEACH CIVIC CENTER
42 STATION COURT

Thank You,

Bear Woodrum