



Sea Pines

COMMUNITY SERVICES ASSOCIATES

2024 Sea Pines CSA  
*Annual Report*

# Sea Pines

COMMUNITY SERVICES ASSOCIATES

*To protect, maintain, and enhance the resources of Sea Pines for the benefit of the Sea Pines Community*

In September of 1987, Community Services Associates, Inc. (CSA) was formed for the purpose of providing management, protection of property rights, preservation and enhancement of property values, and to ensure the continuation of Sea Pines as an integrated resort/residential/recreational community. In December of 1988, Sea Pines CSA accepted title to roadways, leisure pathways, streets, open spaces, lagoons, ditches, and other properties, real and personal, in order to carry out its purpose. In addition to acquiring ownership of said property, Sea Pines CSA assumed the responsibility of collecting and administering the property owner assessments and other revenues to be used for the performance of community services, including revenues from Sea Pines entry gates.

## SEA PINES CSA WELCOMED 337 NEW MEMBERS IN 2024

OUR 5,800+ MEMBERS REPRESENT:  
46 US STATES, 7 COUNTRIES, AND 1 TERRITORY



# THE SEA PINES COMMUNITY TODAY



Sea Pines occupies more than 5,000 acres of Hilton Head Island and is a unique blend of private residences, resort accommodations, restaurants, retail outlets, rental properties, and timeshare units. The natural beauty of the community is further enhanced by lakes/ponds/lagoons, golf courses, paved leisure trails, marshes, undeveloped open space, a self-renewing forest, and 5 miles of ocean beach.

- **Sea Pines CSA Membership**

- Residential Members - Class 'A'
- Business Members - Class 'B'

- **5,890 Residential Properties**

- 64 – Unassigned
- 53 – Unimproved
- 3,784 – Single Family Homes
- 1,671 – Villas
- 318 – Timeshares

- **Diversity of Residential Ownership**

- Full time
- Part-Time
- Investors/ Rental Properties

- **Types of Residential Ownership**

- Estate
- Family Limited Partnership
- Unassigned
- Partnership
- LLP
- Multiple Owners
- Corporation
- LLC
- Individual
- Trust
- Joint

- **Government Partners/ Agencies**

- Sea Pines is located in Beaufort County and lies within the Town of Hilton Head Island. The Sea Pines Community is subject to Town, County and State laws and ordinances.
- Sea Pines existed before the Town of Hilton Head Island was incorporated as a municipality (1983) and is primarily governed by an extensive set of covenants. These land covenants were established to maintain the community's unique character and to ensure that development aligns with the foundational vision of Sea Pines.

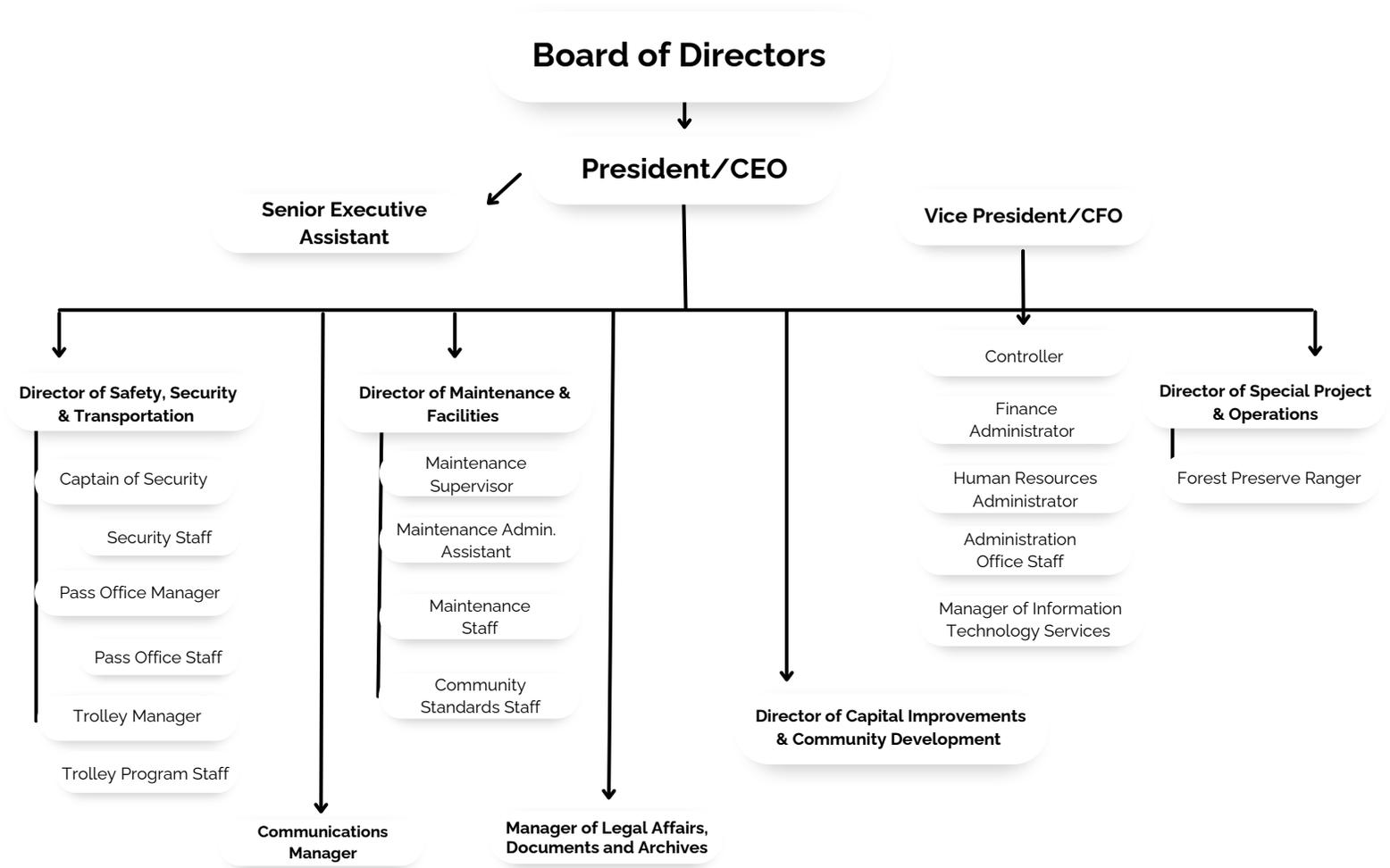
# SEA PINES CSA SCOPE OF WORK:

- 120 Employees (mix of full-time and part-time)
- 15 + Contracted Service Providers
- 1,200 Acres of Open Space and Greenbelts
- 67 Miles of Paved Roads
- 17 Miles of Paved Leisure Trails
- 4 Miles of Beach Access
- 32 Beach Access Paths and Boardwalks
- 3,000 Catch Basins
- 89 Acres of Drainage Lagoons, Canals, Ponds, and Lakes
- 36 Miles of Stormwater Drainage Pipes
- 9 Miles of Stormwater Drainage Ditches
- Active Security Department- Gate and Pass Office Operations, Patrol and Dispatch Operations
- Tower Beach: A Residential Property Owner Amenity on 3.28 acres
- Community Center: Leased Space of 5,200 sq. ft
- Sea Pines CSA Administration Office 10,000 sq. ft.
- Trolley Transportation System & Beach Shuttle Program
- 2 Community Access Gate Houses
- Welcome Center Pass Office: Leased Space
- Maintenance Facility & Vegetative Debris Recycling Facility
- Maintains the 600+ acres of the Sea Pines Forest Preserve and the Six Oaks Cemetery & Park, each of which has its own oversight group.



17 Miles of Paved Leisure Trails

# SPCSA ORGANIZATIONAL CHART



# 2024 BOARD MEMBERS

Any property owner in good standing is eligible to run for election to the CSA Board of Directors. All of the dates and details for this process will be on the website and emailed to all property owners well in advance of the deadlines.

## Sea Pines CSA Board of Directors consists of 17 Directors:

- Residential Members (9)
- Commercial Members (4)
- Sea Pines Resort (4)



David Ellis\*,  
Chair



Jim Kaskie\*,  
Vice Chair



Cary Corbitt\*,  
Secretary



Lee Ann Leahy\*,  
Treasurer



Don Sigmon\*,  
Member at Large



Steve Birdwell



Ann Esposito



Steven Fricker\*\*  
*January-September*



Bob Gossett



Cliff McMackin



Larry Movshin



David Pardue



Rick Ray



Tom Sharp



Tim Stearns



Andrea Tarbox



Ray Warco

\*Executive Committee Member

\*\*Steven Fricker Resigned September 2024. Dave Schoettmer Appointed December 10, 2024.

# 2024 COMMITTEES

## COMMUNITY INFRASTRUCTURE & MAINTENANCE COMMITTEE

[2024 Committee Roster](#)

[2024 Committee Charter](#)

## FINANCE COMMITTEE

[2024 Committee Roster](#)

[2024 Committee Charter](#)

*We  
thank  
you!*

## GATES, SECURITY, SHORT TERM RENTALS & TRANSPORTATION COMMITTEE

[2024 Committee Roster](#)

[2024 Committee Charter](#)

# TASK FORCES

The Sea Pines CSA Board Chair will establish task force groups on an as-needed basis to address specific community concerns. In 2024, these groups included Electric Lawn Equipment, Gate and Traffic, and Communications. Each task force is composed of Board Members, ensuring that the Sea Pines community remains responsive to evolving needs and challenges.

### **COMMUNITY TASK FORCE ANNOUNCES DECISION ON ELECTRIC LAWN EQUIPMENT**

At the [September 17, 2024, Board Meeting](#), the Electric Lawn Equipment Task Force, Chaired by Larry Movshin, released its findings on the feasibility of transitioning from gas-powered to electric lawn equipment among landscaping companies and contractors in Sea Pines.

Several key concerns were identified, including the high cost of electric equipment, shorter lifespan and warranties compared to their gas counterparts, and the expenses associated with replacing newly acquired gear. Additionally, landscapers expressed worries about the charging and recharging capabilities of electric equipment and the number of batteries required to maintain a full day of operation.

Based on these findings, the Task Force concluded that it is too early to mandate a switch to electric lawn equipment. Given that the technology is still in its early stages, the Task Force believes that further advancements and market developments are needed before such a transition can be considered viable. The Task Force will continue to monitor developments in electric lawn equipment.

# FINANCIAL SUMMARY FOR SEA PINES CSA

## 2024 Revenues (\$ in '000's)

CSA operating revenue of \$21,117 increased by \$286 compared to 2023. The increase is the net effect of two principal components: property and critical infrastructure assessments and decrease in the gate entry and permit fees. Residential assessments and critical infrastructure assessments increased by \$262 and \$151, respectively, due to the increase in the Consumer Price Index and increases in Sea Pines Resort, LLC contributions. The gate entry and permit fees decreased by \$112, due to the decrease in daily commercial gate passes sold in 2024.

## 2024 Expenses (\$ in '000's)

Operating expenses of \$22,915 increased by \$4,864 (or 27%) primarily as a result of major repair and replacement expenditures primarily relating to major road reconstruction efforts and expanded operations in the maintenance department.

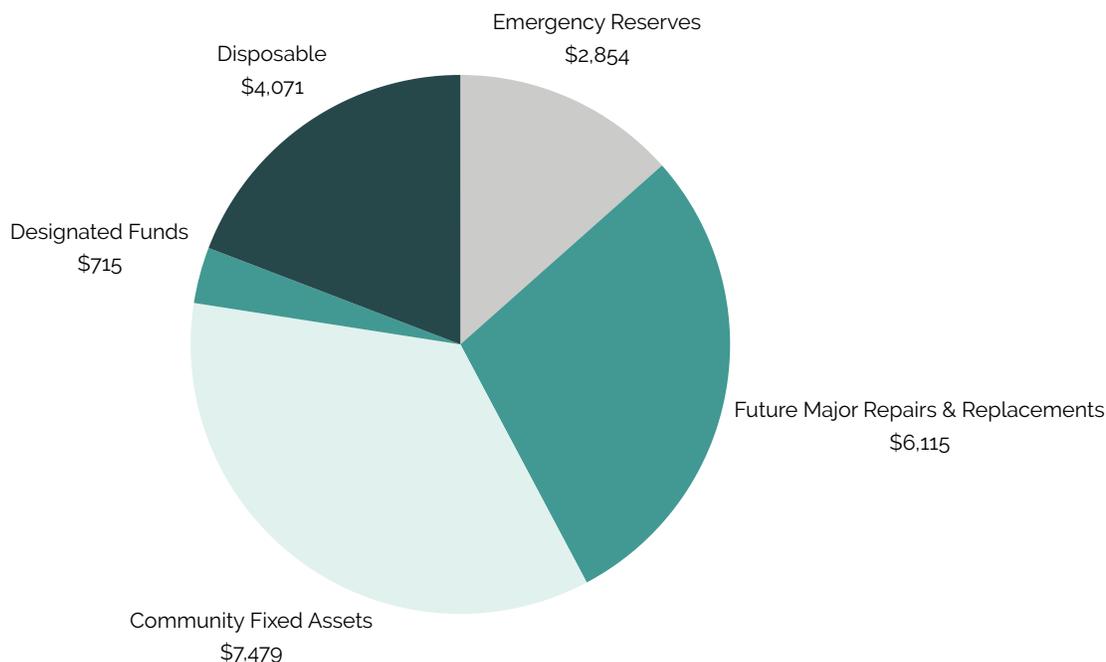
## 2024 Other Income (\$ in '000's)

Other Income (net of expenses) generated \$816 compared to \$382 in 2023. Investment income increased by \$142 as a result of an overall increase in the amount of funds invested as well as an increase in the fair market value of the fixed income investments. Expenditures for the dredging operations and marketing activities decrease by \$271 and \$47, respectively.

## 2024 Year-End Financial Position (\$ in '000's)

The 2024 year-end cash and cash equivalent balances of \$4,064 decreased by \$178 over the prior year end. Because cash balances can vary significantly for reasons other than operating results, a better view of CSA's financial strength and flexibility is its current assets, net of its current liabilities, which was \$13,688 on December 31, 2024, a decrease of \$890 (6%) over prior year end primarily due to the overall decrease in cash and amount of funds invested. Funds are being used for major road reconstruction projects.

Total fund balances of \$21,233 is made up of \$7,479 of unexpendable community fixed assets, \$715 of designated funds and \$2,854 in emergency reserves, leaving \$10,185, which are invested in fixed income and preferred securities. \$6,115 (per the independent Reserve Study) of these securities are allocated for future major repairs and replacements of common property which results in \$4,071 of disposable fund balance.



# FINANCIAL SUMMARY FOR SEA PINES CSA

Capital expenditures amounted to \$581 during 2024. Major expenditures included the purchase of maintenance vehicles (\$69); security vehicles and equipment (\$181) and heavy equipment for the maintenance department (\$282).

Fixed asset balances decreased from the prior year by \$96, which resulted from the aforementioned capital expenditures, net of depreciation expense of (\$677).

In January of 2021, residential property owners approved, by a certified vote of more than 87% of those submitting a ballot, to amend applicable Covenants to provide for additional assessment revenues to be placed in an Infrastructure Improvement Fund for use of specified projects. Such additional funding is expected to raise approximately \$4.5 million annually.

On March 15, 2021, a residential property owner filed an amended complaint in the United States District Court of South Carolina. The amended complaint alleges, in part, that the Association did not have the right to call for a referendum to amend the Sea Pines Covenants and seeks, among other things, to invalidate the referendum and results thereof. At that time, the Board voted to defer the invoicing of this assessment increase until the resolution of this litigation.

In August of 2022, the United States District Court in South Carolina ruled that, while the Association did not have the right to call for a referendum, the substantial approval of more than 87% of those residential property owners submitting a ballot ratified the results and the amendment is validated. The Board voted at this time to invoice the property owners for their share of the additional assessment. Subsequent to this ruling, the same residential property owner appealed this result in the Federal Court of Appeals and a ruling has yet to be made. Ultimate resolution of this litigation cannot be predicted at this time.

## **Other Information**

CSA maintains a bank line of credit of \$5 million, available for remediation expenses from natural disasters. CSA also maintains a credit line with a financial institution that is the custodian for CSA's investment securities. The credit line is secured by the value of investments that maintain a specific credit rating. Neither line of credit was used during 2024 or 2023.

CSA is recognized as a tax-exempt organization under IRS Code Section 501(c)(4). No provision for income tax expense has been recorded for 2024 and 2023.

An updated infrastructure reserve study was received in May of 2020. The current estimated replacement cost of components of common property that have limited and predictable useful lives is approximately \$31 million. The 2020 updated study does not include an evaluation of the storm water system. A storm water infrastructure system analysis, completed in 2016, estimated that, on average, \$1,100 should be expended annually over the next 30 years for the maintenance, repair, and replacement.

**SEA PINES - COMMUNITY SERVICES ASSOCIATES, INC.**

**BALANCE SHEETS**  
**December 31, 2024 and 2023**  
(Dollars in '000's)

	<b>2024</b>	<b>2023</b>
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$ 4,064	\$ 4,242
Investments at fair value	13,942	14,810
Accounts receivable, net of reserve for bad debts of \$485 and \$84, respectively	662	178
Due from related parties	283	480
Prepaid expenses and other	1,152	911
Total Current Assets	20,103	20,621
<b>Property and Equipment</b>		
Property and equipment, net of accumulated depreciation of \$7,612 and \$6,954, respectively	7,479	7,576
<b>Right of Use Asset</b>	224	297
<b>TOTAL ASSETS</b>	<b>\$ 27,806</b>	<b>\$ 28,494</b>
<b>LIABILITIES AND FUND BALANCES</b>		
<b>Current Liabilities</b>		
Accounts payable	\$ 1,421	\$ 1,061
Accrued payroll and related benefits	337	481
Deferred revenue	4,583	4,432
Operating lease liability	74	70
<b>Total Current Liabilities</b>	6,415	6,044
<b>Non-Current Liability</b>		
Operating lease liability	158	232
<b>Total Liabilities</b>	6,573	6,276
<b>Fund Balances</b>		
Undesignated	3,327	2,671
Infrastructure improvements	743	2,400
Designated		
Property and equipment, net	7,479	7,576
Capital replacement	6,115	6,115
Emergency reserves	2,854	2,854
Other	715	602
Total Fund Balances	21,233	22,218
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$ 27,806</b>	<b>\$ 28,494</b>

**SEA PINES - COMMUNITY SERVICES ASSOCIATES, INC.**

**STATEMENTS OF REVENUES AND EXPENSES**

**Years Ended December 31, 2024 and 2023**

**(Dollars in '000's)**

	<u>2024</u>	<u>2023</u>
<b>OPERATING REVENUES</b>		
Residential assessments	\$ 7,551	\$ 7,289
Critical infrastructure assessments	4,446	4,295
Other property owner assessments		
Sea Pines Resort, LLC assessments	488	474
Other commercial assessments	<u>70</u>	<u>91</u>
Total other property owner assessments	<u>558</u>	<u>565</u>
Gate entry and permit fees	7,059	7,170
Rental registration program	1,208	1,192
Other operating revenue	<u>295</u>	<u>320</u>
Total Operating Revenue	<u>21,117</u>	<u>20,831</u>
<b>OPERATING EXPENDITURES</b>		
Maintenance department, net	4,998	4,668
Safety, security and trolley operations, net	4,883	4,393
General administration	4,036	3,536
Major repairs and replacements	7,549	4,241
Facilities	520	458
Depreciation	677	695
Storm preparation and recovery	<u>252</u>	<u>60</u>
Total Operating Expenditures	<u>22,915</u>	<u>18,051</u>
<b>OPERATING INCOME (LOSS)</b>	<u>(1,798)</u>	<u>2,780</u>
<b>OTHER INCOME</b>		
Investment income, net	918	777
Other income, net	<u>(105)</u>	<u>(394)</u>
Total Other Income	<u>813</u>	<u>383</u>
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<u>\$ (985)</u>	<u>\$ 3,163</u>

**SEA PINES - COMMUNITY SERVICES ASSOCIATES, INC.**

**STATEMENTS OF CASH FLOWS**  
**Years Ended December 31, 2024 and 2023**  
(Dollars in '000's)

	<b>2024</b>	<b>2023</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Revenues over expenditures	\$ (985)	\$ 3,163
Adjustments to reconcile excess revenues over expenditures to cash provided by operating activities:		
Depreciation and amortization	677	695
Credit loss expense (recovery)	404	(85)
Loss (gain) on disposal of equipment	(71)	(29)
Unrealized (gain) loss on investments	(17)	(148)
Non cash rental expense	3	5
(Increase) decrease in current assets:		
Other receivables	(691)	933
Prepaid expenses and other	(241)	13
Increase (decrease) in current liabilities:		
Accounts payable and accrued expenses	216	(681)
Deferred revenue	151	3,257
	<u>(554)</u>	<u>7,123</u>
<b>Net Cash Provided (Used) by Operating Activities</b>		
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of investments	(15,445)	(11,386)
Proceeds from redemption of investments	16,330	6,826
Proceeds from disposal of equipment	36	95
Acquisition of property and equipment	(545)	(705)
	<u>376</u>	<u>(5,170)</u>
<b>Net Cash (Used) by Investing Activities</b>		
Net Increase (Decrease) in Cash and Cash Equivalents	(178)	1,953
Cash and Cash Equivalents, beginning of year	4,242	2,289
	<u>4,064</u>	<u>4,242</u>
<b>CASH AND CASH EQUIVALENTS, END OF YEAR</b>	<b>\$ 4,064</b>	<b>\$ 4,242</b>

# BUDGET COMPARISONS

## (\$ in '000's)

The budgeted amounts as presented below have been updated for Board approved amendments made through 2024, and for 2025 amendments made through March 18, 2025.

### **2024 Actual Results Compared to 2024 Budget**

Actual operating revenues of \$21,117 compared unfavorably to budget by (\$485) primarily due to the unfavorable variance in Gate Entry and Permit Fees. Actual operating expenses were under budget by \$2,843 primarily as a result of the road reconstruction projects not being complete in 2024 and extending into 2025.

### **2025 Budget Compared to 2024 Actual Results**

Budgeted revenues of \$21,561 reflect an increase of \$444. The increase is derived from the \$319 increase in residential and critical infrastructure property owner assessments. Operating expenses are budgeted to increase \$1,360 (6%) over 2024 actual operating expenditures. Major repairs and replacements budget results from the delay in completion of the reconstruction of South Sea Pines Drive that will be completed in 2025, the delay in completion of the Lighthouse Lane Area Phase One reconstruction that will also be completed in 2025. Major repair and replacement projects are budgeted at \$8,711 and is principally for road reconstruction (\$7,903), with bridges, boardwalks, and leisure trail repair (\$725) and facilities repair (\$83).

Excluding depreciation and major repair and replacement projects, the budgeted expenses of \$14,853 are comprised of CSA payroll related costs of \$8,177 and \$6,676 of other operating expenses which includes a significant amount of outsourced maintenance costs and liability insurance premiums. The increase in payroll related expense is due mainly to retention-increased wages in the security and maintenance departments and an increase in premium costs for employer provided health insurance.

Capital expenditures are budgeted at \$1,687 and includes replacements for vehicles (\$337), and for a replacement grinder (\$1,350).

Investment income is based on estimated earnings from corporate fixed income investments, net of premium amortization. Market gains or losses are not budgeted.

# CASH FLOW

The CSA Board, with the assistance of the Finance Committee, monitors its current assets (principally cash and investments) periodically throughout the year. Cash and investments are projected to the end of the year as each month's actual results of operations and capital expenditures are reported. The ability to make reasonable forecasts allows the Board to determine if available cash flow from operations can be invested in additional unbudgeted but desired capital assets or major projects. A simple calculation can be used to approximate operating cash flow excluding changes in net current assets, as follows:

	<b><u>2024 Actual</u></b>	<b><u>2024 Budget</u></b>
Income (loss)	\$ (985)	\$ (2,600)
Plus depreciation	677	711
Plus (less) unrealized gain (loss) and plus amortization	(16)	52
(Less) capital expenditures	<u>(581)</u>	<u>(1,687)</u>
Equals operating cash flow (deficit)	\$ (905)	\$ (3,524)

The 2025 budget anticipates the use of funds from the assessments for Infrastructure Improvements to fund the 2025 projected deficit.

**SEA PINES - COMMUNITY SERVICES ASSOCIATES, INC.**

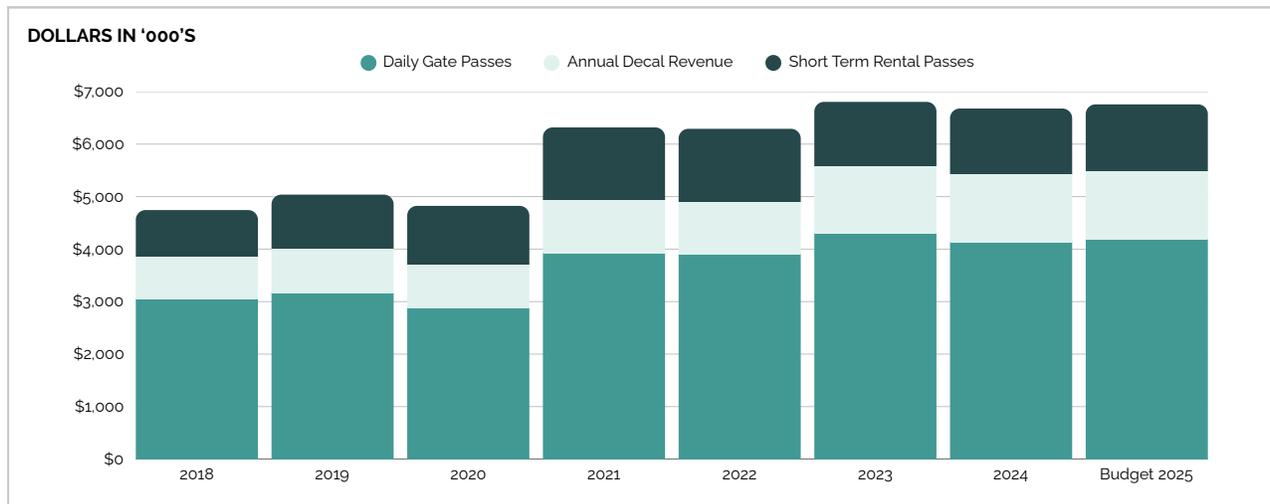
	<b>Amended Budget 2024</b>	<b>Actual 2024</b>	<b>Amended Budget 2025</b>
<b>OPERATING REVENUES</b>			
Residential and critical infrastructure assessments	\$ 12,037	\$ 11,997	\$ 12,316
Commercial property assessments	585	558	533
Gate entry and permit fees	7,572	7,059	7,180
Rental registration fees	1,087	1,208	1,228
Other operating revenue	<u>321</u>	<u>295</u>	<u>304</u>
 Total Operating Revenue	 <u>21,602</u>	 <u>21,117</u>	 <u>21,561</u>
<b>OPERATING EXPENDITURES</b>			
Maintenance, net	5,097	4,998	5,108
Safety, security and trolley operations, net	5,027	4,883	5,133
General administration	4,449	4,036	4,186
Facilities	426	520	426
Depreciation	654	677	711
Major repairs and replacements	10,105	7,549	8,711
Storm preparation and recovery	<u>-</u>	<u>252</u>	<u>-</u>
 Total Operating Expenditures	 <u>25,758</u>	 <u>22,915</u>	 <u>24,275</u>
 <b>Excess (deficit) of Revenues over (under) Expenditures</b>	 <b>(4,156)</b>	 <b>(1,798)</b>	 <b>(2,714)</b>
<b>OTHER INCOME/ (EXPENSE)</b>			
Investment income, net	461	918	495
Other income (expense)	<u>(382)</u>	<u>(105)</u>	<u>(381)</u>
 Total Other Income (Expense)	 <u>79</u>	 <u>813</u>	 <u>114</u>
 <b>REVENUES OVER (UNDER) EXPENDITURES</b>	 <b><u>\$ (4,077) *</u></b>	 <b><u>\$ (985)</u></b>	 <b><u>\$ (2,600) *</u></b>

\* - Budgeted expenditures over revenues are being funded by the Critical Infrastructure Fund Balance.

# ADDITIONAL INFORMATION

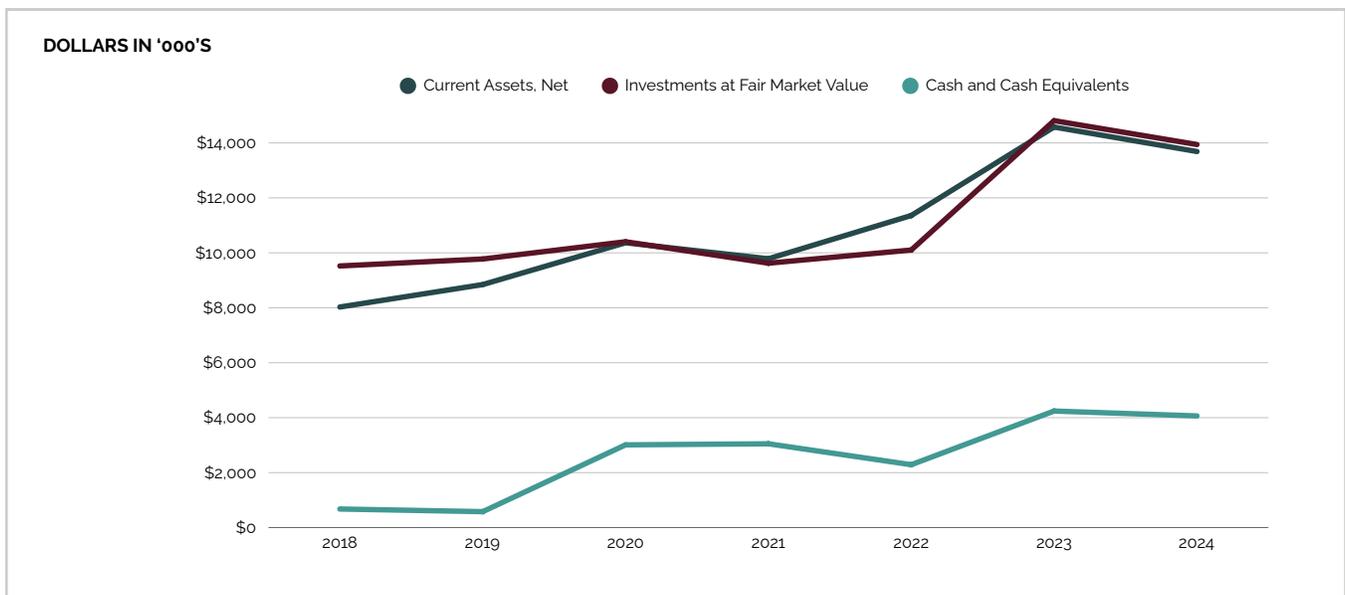
DOLLARS IN '000'S

<b>Gate Entry Permits</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>Budget 2025</b>
Daily Gate Passes	\$ 3,046	\$ 3,169	\$ 2,878	\$ 3,921	\$ 3,895	\$ 4,298	\$ 4,122	\$ 4,182
Annual Decal Revenue	826	843	836	923	1,021	1,286	1,316	1,319
Short Term Rental Passes	872	1,026	1,110	1,449	1,376	1,221	1,240	1,256



DOLLARS IN '000'S

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Current Assets, Net	\$ 8,028	\$ 8,845	\$ 10,366	\$ 9,784	\$ 11,359	\$ 14,578	\$ 13,688
Investments at Fair Market Value	9,522	9,776	10,404	9,623	10,102	14,810	13,942
Cash and Cash Equivalents	676	580	3,011	3,050	2,289	4,242	4,064



# 2024 IN REVIEW: SEA PINES SECURITY

APPROXIMATELY 391,315 PASSES ISSUED AT THE GATES

**9,606 ANNUAL DECALS SOLD**

Top 3 Decals Sold:

- Commercial Decal
- Island Resident Decal
- Non-Resident Decal



## 4,959 TOTAL CALLS FOR SERVICE



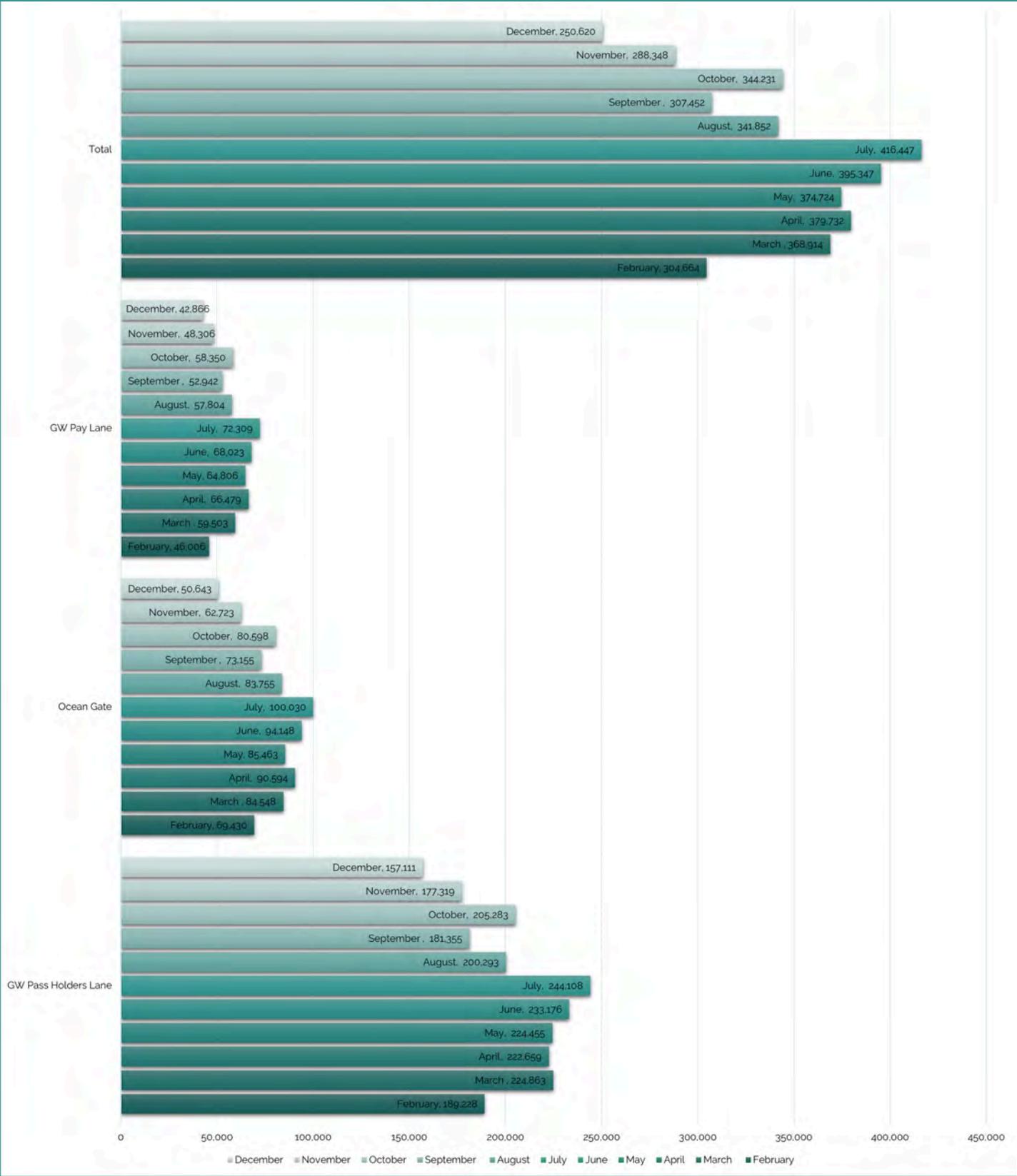
Top 5 Calls for Service:

- Activated Alarm
- Wildlife Nuisance
- Property Owner/Guest Concern
- Improper Parking
- Noise Complaint

In October of 2024, we began upgrading the vehicle wrapping and branding for our Sea Pines Security patrol vehicles to enhance visibility. The new wrapping features bold colors and clear identification markings, ensuring that our security presence is easily recognizable at all times. A picture of the upgraded branding is pictured above!

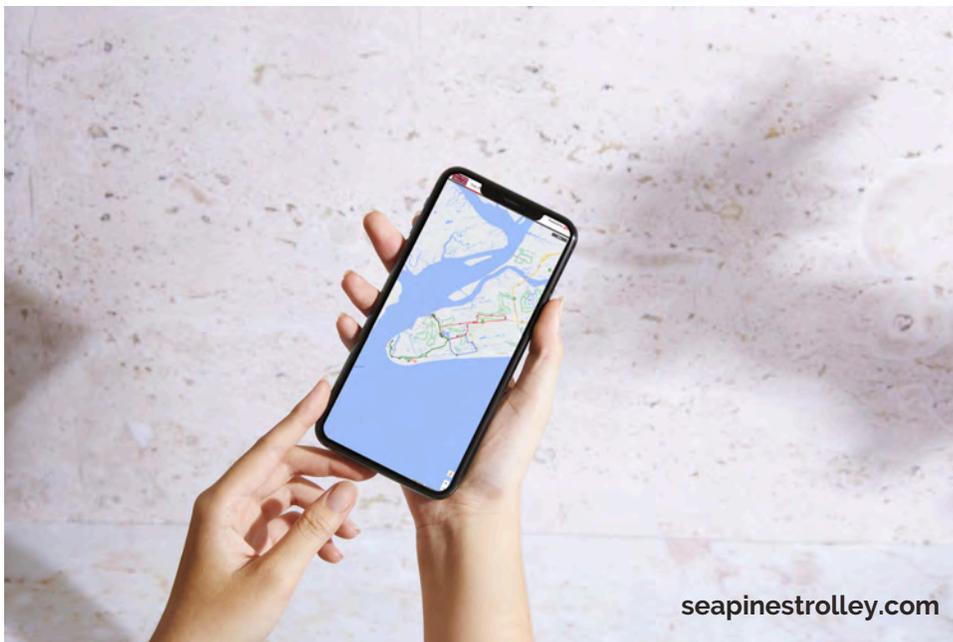
*"In addition to increasing the visibility of Sea Pines Security patrol vehicles, we introduced advanced camera systems at both gates in 2024. These cameras enhance the monitoring of vehicle traffic entering Sea Pines daily and offer valuable data to better assess our needs. These improvements are part of a larger initiative to modernize our security operations while maintaining a safe and secure environment within Sea Pines." - Joe Count, Director of Safety, Security & Transportation*

# 2024 VEHICLES ENTERING SEA PINES

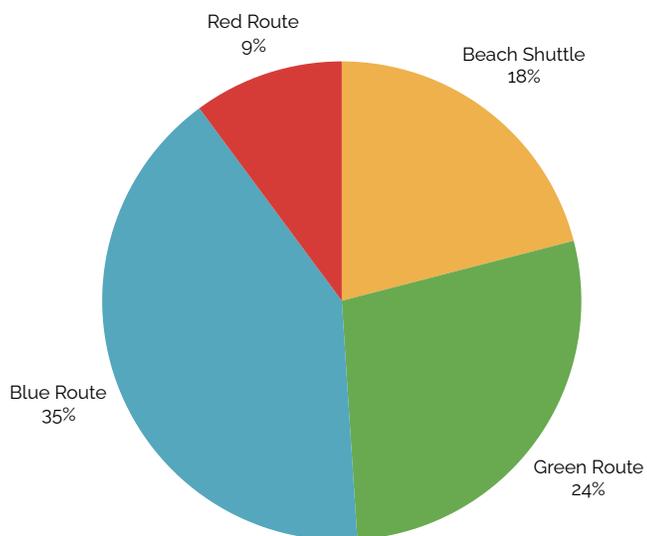


# 2024 IN REVIEW: SEA PINES TROLLEY & BEACH SHUTTLE

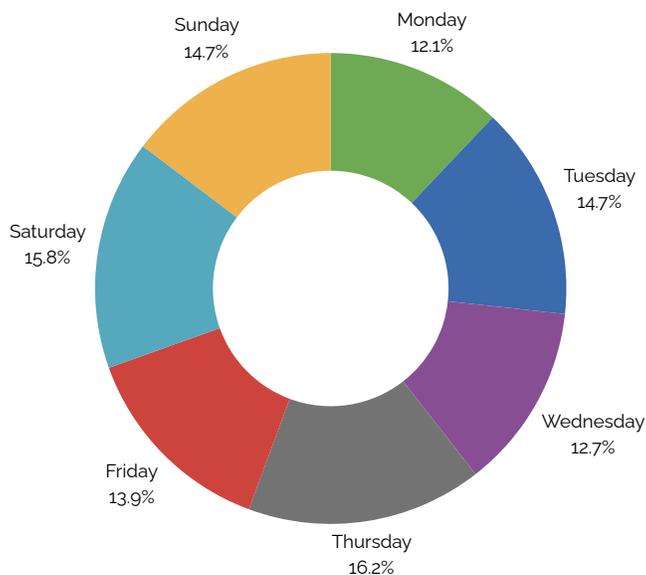
The Trolley and Beach Shuttle services are provided as complimentary seasonal operations, serving approximately 74,660 riders in 2024.



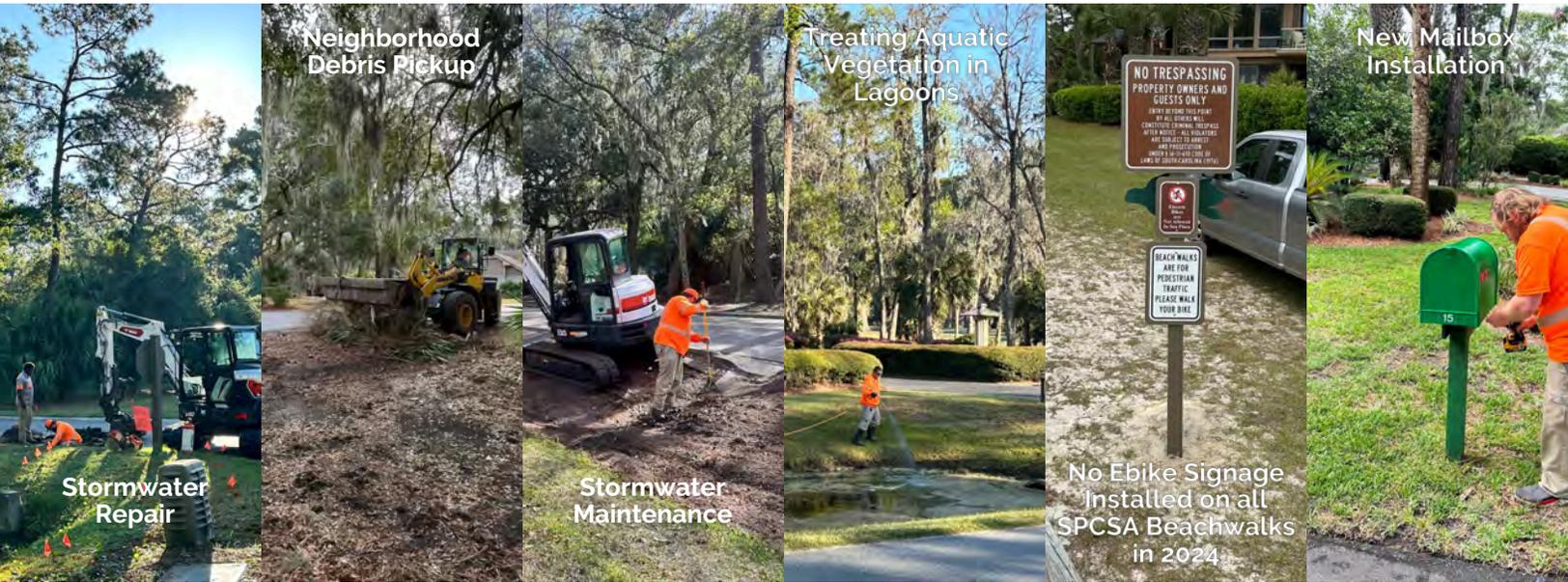
## RIDERSHIP BY ROUTE



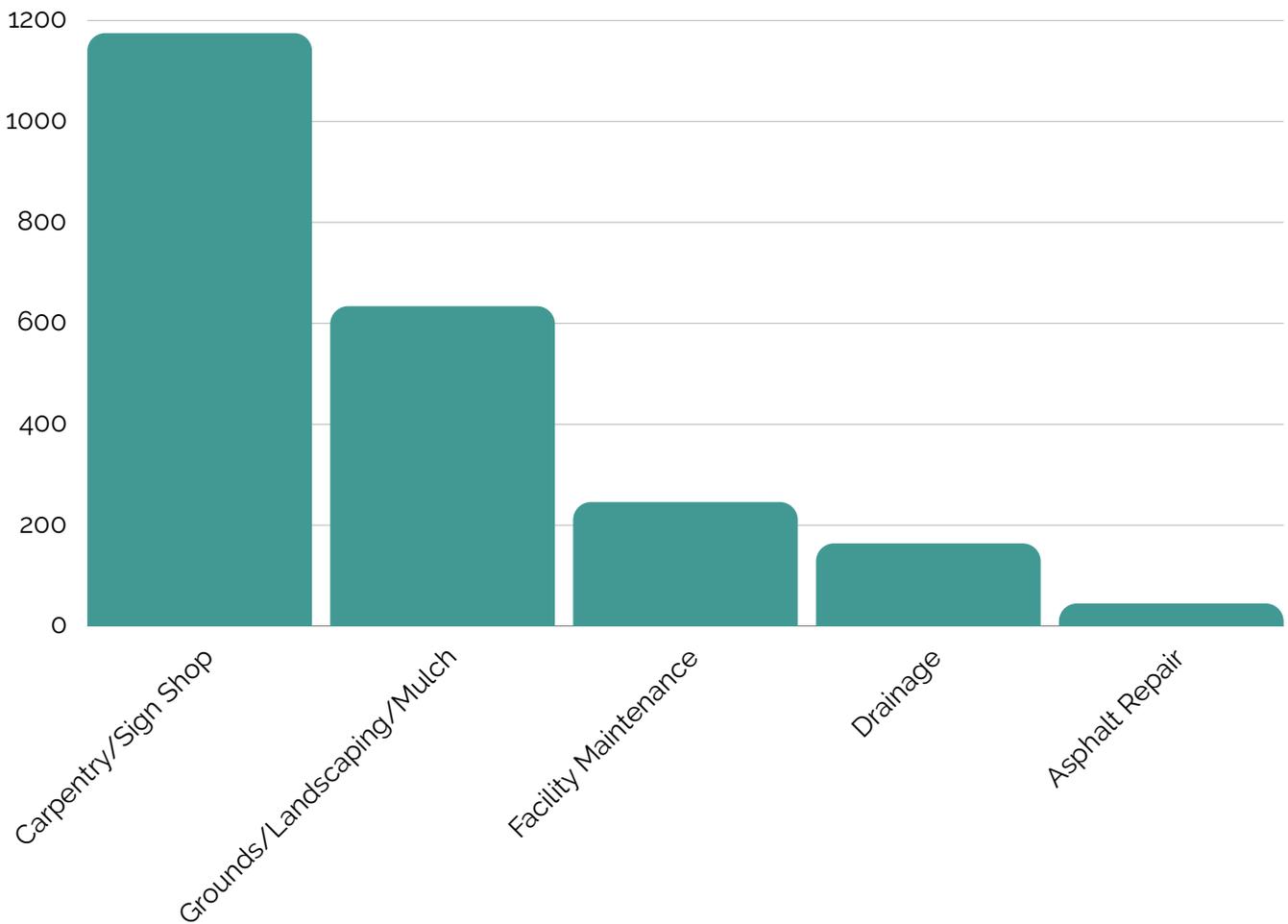
## RIDERSHIP BY DAY OF WEEK



# 2024 IN REVIEW: MAINTENANCE DEPARTMENT



2,300 MAINTENANCE PROPERTY OWNER SERVICE REQUESTS COMPLETED



# 2024 STORM PREPAREDNESS & RESPONSE TRAINING

*“By investing in our team's education and development, we strive to create a culture of continuous improvement that benefits both our employees and the Sea Pines community.” - Sam Bennett, President/CEO*

## CHAINSAW OPERATION TRAINING

Our dedicated maintenance staff completed an intensive chainsaw safety and training class in the fall of 2024. The training session was designed to equip our team with essential knowledge and skills necessary for the safe operation and maintenance of chainsaws. One of the highlights of the training was the practical, hands-on experience. Our staff, pictured below, had the opportunity to apply what they learned in a controlled setting which boosted their confidence in using chainsaws effectively and safely. As a result of this training, our maintenance team is now better prepared to handle chainsaw-related tasks and emergencies, with a heightened focus on safety and efficiency.



## MECHANICAL PUMP TRAINING

To prepare for emergency situations, our storm response team underwent training on tow-behind mechanical pumps (as shown below). These portable pumps play a crucial role in stormwater management, efficiently removing significant amounts of water from impacted areas.

***“This proactive approach ensures that our team can mobilize resources and implement stormwater management strategies in a timely manner.” -Jerred Mayse, Director of Maintenance & Facilities***



This training proved to be invaluable when the community encountered Tropical Storm Debby.

# TROPICAL STORM DEBBY

In August of 2024 Sea Pines CSA staff began to monitor and prepare for the potential impacts of an approaching storm. The primary concern for our region was the potential for historic rainfall and the risk of the storm stalling over our area for several days. To prepare for the anticipated heavy rainfall, the lagoons were lowered to increase stormwater capacity. To provide drainage during the rise and fall of the tide, a system of tidal control structures are used to restrict the backflow from the ocean into the lagoons and to allow the outflow from the lagoons to the Sound. Those devices had to be manually operated and during heavy rains, that became a 24-hour job.



In addition to the large high-volume dewatering pumps Sea Pines CSA owns, several portable pumps were rented to assist in water removal. Crews ran these pumps day and night. Moving them from one site to another as needed. **It is estimated that CSA was able to pump an additional 49 million gallons of water with these pumps.**



The Sea Pines CSA Maintenance storm team (pictured below) tirelessly patrolled the community for several days, clearing stormwater drainage systems and removing fallen trees and debris from the roads. They worked around the clock, aiding in the mechanical pumping of critical stormwater areas and responding to various storm-related incidents, including localized flooding. On one occasion during the night, they had to bring heavy equipment in to quickly remove debris that had accumulated in an essential control structure. This decisive action helped prevent a number of houses and properties from flooding. This is just one example of what they did throughout the day and night to protect our community.

*“It’s crucial to recognize that Sea Pines would not have fared this 25-year storm as well without the overwhelming support for the 2020 critical infrastructure assessment, which received 87.77% approval. If you’ve been keeping up with the community update emails over the past few years, you will be aware of the significant roadway improvements, stormwater drainage replacements, and ditch cleanouts that have been carried out to protect our properties. Although this assessment is currently under litigation and on appeal, Sea Pines CSA felt it necessary to initiate work to protect our properties.” – David Ellis, Board Chair*

## THANK YOU FROM THE COMMUNITY

In appreciation of the Sea Pines CSA maintenance team for their tireless efforts to ensure community safety, \$100 gift cards were generously donated by a group of Residential Property Owners. This gesture not only acknowledged the team’s commitment during Tropical Storm Debby but also highlighted the spirit of unity and support that defines Sea Pines.



SPCSA Maintenance Team

# CRITICAL INFRASTRUCTURE PROJECTS AND EXPENDITURES

A summary regarding Critical Infrastructure Assessment Collection and Spending was presented during the Board Meeting held on Tuesday, November 19, 2024.

**To view the Treasurer's report and presentation, please [click here](#).**

The complex infrastructure improvements needed beneath our roadways, combined with a rise of at least 35% in construction costs since 2020, has added to the challenge of funding these critical infrastructure improvement projects as planned through 2031. To address this and other significant future needs, the Board must explore alternative funding strategies to obtain the financial resources needed for the ongoing repair, improvement and maintenance of our community's infrastructure, including reconfiguration of the Greenwood Gate. This effort ensures that Sea Pines remains a safe, functional and attractive destination for property owners, visitors and businesses alike.

*“The Sea Pines CSA Board and staff are committed to carefully planning and executing critical infrastructure projects, considering the immediate and long-term needs of the community each year.” -David Ellis, Board Chair*



# 2024 IN REVIEW: COMPLETED CAPITAL & CRITICAL INFRASTRUCTURE PROJECTS

## Marsh Island Bridge

- The decking and railings on the Marsh Island vehicular bridge on Pine Island Drive were repaired and replaced



## Beach Boardwalk #16 Replacement Project

- Between Bald Eagle Road and Belted Kingfisher



## Beach Boardwalk #39 Replacement Project

- Between Red Cardinal Road and Whistling Swan Road



# 2024 IN REVIEW: COMPLETED CAPITAL & CRITICAL INFRASTRUCTURE PROJECTS

## **Heritage Woods Leisure Trail Reconstruction Project**

- From Heritage Court to the intersection of Old Military Road and Baynard Cove Road



## **Plantation Drive Leisure Trail Improvement Project**

- From Lighthouse Road to the Stoney-Baynard Ruins



## **Sea Pines Drive Infrastructure Improvement Project (Phase 4)**

- Sea Pines Drive from Baynard Cove Road to Gadwall Road
- Scaup Court: Drainage work and resurfacing roadway



# 2024-2025 CRITICAL INFRASTRUCTURE PROJECTS

## SEA PINES DRIVE INFRASTRUCTURE IMPROVEMENT PROJECT: FINAL PHASE (5)

AUGUST 2024 - SPRING 2025

- SOUTH SEA PINES DRIVE FROM MERGANSER COURT TO THE END OF SOUTH SEA PINES DRIVE (STOPPING AT THE ENTRANCE OF LANDS END)

### Project Work:

- Stormwater drainage upgrades: Excavation and replacement of the stormwater drainage system including pipes and catch basins.
- Roadway resurfacing and realigning
- Realignment and widening of leisure trails
- Addition of pedestrian crosswalks and curbing in select areas
- New signage installation, tree work, and minor landscaping



Deteriorated stormwater drainage pipe

[VIEW MORE INFORMATION AT SEAPINESLIVING.COM/SEAPINESDRIVE](https://seapinesliving.com/seapinesdrive)

## LIGHTHOUSE LANE INFRASTRUCTURE IMPROVEMENT PROJECT: PHASE 1

AUGUST 2024-JANUARY 2025

- LIGHTHOUSE LANE FROM LIGHTHOUSE ROAD TO MIZZENMAST LN

### Project Work:

- Stormwater drainage upgrades: Excavation and replacement of the stormwater drainage system including pipes and catch basins
- Roadway resurfacing and repairs
- Sidewalk construction and repairs
- Pedestrian crosswalks and curbing installation in select areas
- Roadway signage installation, tree work and minor landscaping



Excavated drainage pipes full of sediment

[VIEW MORE INFORMATION AT SEAPINESLIVING.COM/LIGHTHOUSELANE](https://seapinesliving.com/lighthouselane)

*"Thank you to the community for your continued patience and cooperation during these important improvements to our critical infrastructure. Your support and understanding are vital as we work to enhance the safety, functionality, and aesthetics of Sea Pines. We are committed to minimizing disruptions and keeping you informed throughout each phase of the projects." - Russell Fredericks, Director of Capital Projects & Community Development*

[VIEW 2025 PROJECT INFORMATION AT SEAPINESLIVING.COM/PROJECTS](https://seapinesliving.com/projects)

# BEACH BOARDWALK REPAIRS AT TOWER BEACH COMPLETED IN MARCH 2024



March 22, 2024- Beach Boardwalk #14

Following a Nor'Easter that hit the community on December 17, 2023, access to the boardwalks at Tower Beach were closed for emergency repairs. Temporary repairs were made at Boardwalks #13 and #14, but they were not accessible for visitors with limited mobility.

In late February of 2024, Sea Pines CSA began working with the Town of Hilton Head, DHEC's Office of Ocean and Coastal Resource Management, and engineers to develop a strategy to repair the boardwalks at Tower Beach and restore access for wheelchairs and for visitors with limited mobility.

On March 7, 2024, repairs began on Beachwalk #13, to include reducing a portion of the boardwalk's height. By March 14th, Boardwalk #13 was reopened. Subsequently, Boardwalk #14 underwent repairs and reopened on March 22.

*"I would like to thank Jerred Mayse and Russell Fredericks for their dedicated efforts in ensuring that our Property Owners have ongoing and secure access to enjoy Tower Beach." - Sam Bennett, President/CEO*



December '23- Beach BW #13



March '24- Beach BW #13

# 2024 IN REVIEW: COMMUNICATIONS

## Email Stats

- 133 Email Campaigns Sent
- 8,002 Engaged Contacts
- 74% Open Rate Overall
  - 76% Weekly Community Update Open Rate

## Facebook Stats

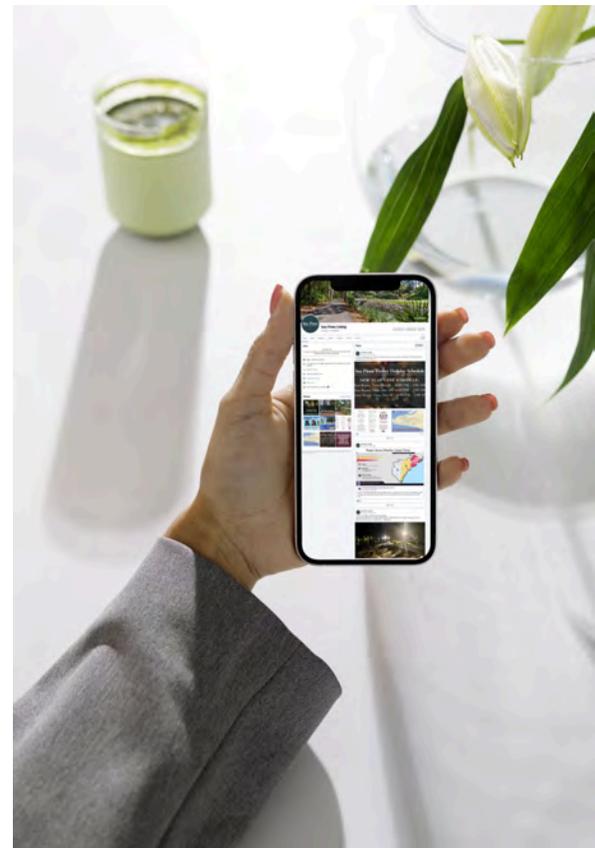
- 4,214 Followers
- 37,732 Content Views
- 23,525 Users Reached

## YouTube Stats

8,093 Views

Top 3 Watched Videos:

- Meet the Candidates - 1,633
- 5.21.24 Board of Directors Meeting - 876
- 11.19.24 Board of Directors Meeting - 834



 [facebook.com/SeaPinesLiving](https://facebook.com/SeaPinesLiving)

 [youtube.com/@SeaPinesCSA](https://youtube.com/@SeaPinesCSA)

 [info@csaseapines.com](mailto:info@csaseapines.com)

 [seapinesliving.com/owner](https://seapinesliving.com/owner)

# 2024 IN REVIEW: COMMUNICATIONS

Throughout 2024, the Sea Pines CSA Communications Department made significant strides in improving community engagement and the distribution of information. Early in the year, we launched a revamped format for our weekly Community Update emails. This initiative was geared towards creating a more user-friendly experience by adopting a modern look, reducing page length, and incorporating hyperlinks. These changes have streamlined content delivery, allowing recipients to access detailed information easily and efficiently, especially catering to those who prefer to skim through content.

In March, we introduced the "Welcome to Sea Pines CSA: New Member Guide," a digital resource designed for our residential property owners. This guide provides a comprehensive overview of Sea Pines CSA's history, services, and essential utility contacts. It serves as a pivotal tool in ensuring new property owners feel welcomed and informed, underscoring our commitment to enhancing member experiences.



*Check it out!*

Additionally, we expanded our content creation efforts with a focus on video production to highlight Sea Pines CSA's services. One notable production featured our debris recycling program. By employing a multi-channel distribution strategy, including social media platforms like Facebook, embedding on our website, and featuring it in our weekly emails, we have successfully increased reach and community engagement.



*"As we look ahead to 2025, the Communications Department remains committed to continuously improving our methods and exploring new avenues to keep the Sea Pines community connected and informed."*

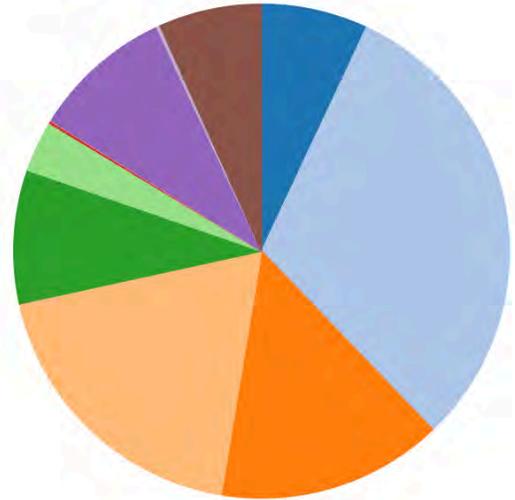
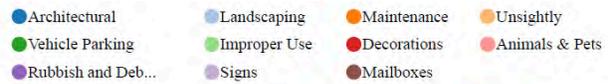
*-Stephanie Fera, Communications Manager*

# 2024 IN REVIEW: COMMUNITY STANDARDS

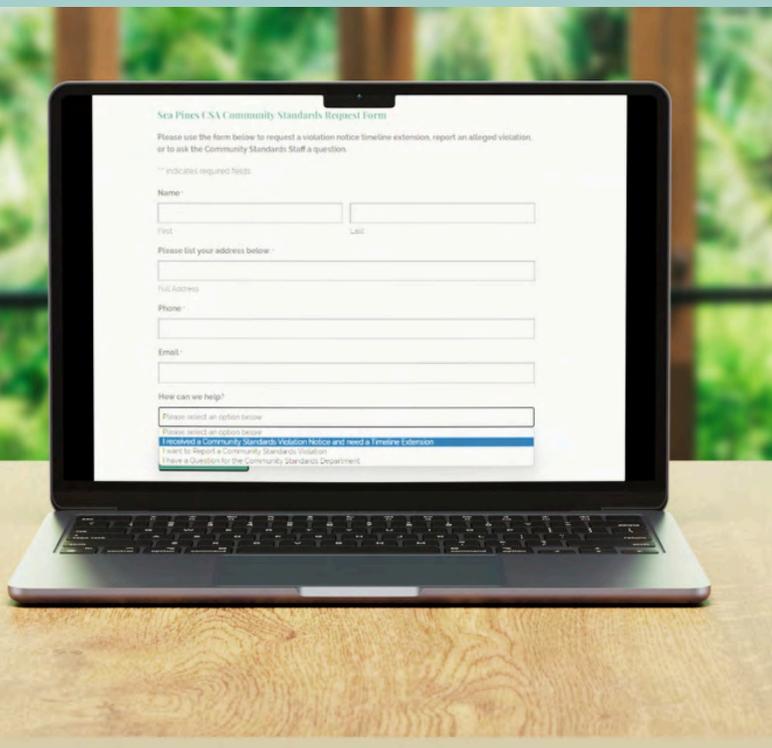
## 2,896 COURTESY NOTICES ISSUED

Most Common Notices Sent:

- Landscaping Maintenance, *ie., ground cover, roof debris*
- Unightly, *ie., beach towels/beach items left in view*
- Maintenance, *ie., power washing, general property maintenance*
- Trash and Debris, *ie., trash cans and recycling bins shall be kept in designated service yards at all times*
- Vehicle Parking, *ie., short-term rental improper parking, inoperable vehicles*



## NEW COMMUNITY STANDARDS CONTACT FORM LAUNCHED IN 2024



We received feedback from the community that it was unclear on how to request a courtesy notice timeline extension from the Community Standards department. To address this, we introduced a new online form on our website at [seapinesliving.com/communitystandards](https://seapinesliving.com/communitystandards).

*"By filling out the online form, property owners can effectively communicate their reason for needing an extension. This improved, streamlined process allows us to work with property owners towards a solution that aligns with the community standards while taking into account their circumstances." - Ryan Kash, Senior Community Standards Officer*

# 2024 IN REVIEW: SEA PINES FOREST PRESERVE

## PRESCRIBED BURNING PROGRAM

IN 2024, 47 ACRES WERE IMPROVED OVER 6 BURNING DAYS

Prescribed burns are a valuable forest management tool and are an important part of Sea Pines Forest Preserve's Ecological Land Management Plan. Prescribed burns mimic naturally occurring wildfires and aid in the forest management of the Sea Pines Forest Preserve. They help diversify the understory plant community and minimize the risk presented by uncontrolled wildfires. This practice is part of proactive land management initiatives widely used across the nation, especially in the Southeast. Further information may be found at [seapinesliving.com/prescribedburn](https://seapinesliving.com/prescribedburn).



After Burn



1 Year Later

## NEW MEADOW HABITAT

In the fall of 2024, the transformation of a former soil storage site in the Sea Pines Forest Preserve into a new meadow habitat began. This project involves several key steps, including the removal of existing understory, debris removal, ground leveling and grading, soil preparation and vegetative monitoring for one to two growing seasons. These efforts are part of our comprehensive land management plan, aimed at improving and increasing the ecological value of our preserve. The new meadow habitat will not only enhance the beauty of our natural surroundings but also provide essential benefits for local wildlife and plant species. We look forward to keeping you updated throughout this ecological transformation.

## HILTON HEAD PREPARATORY ART STUDENTS CREATE KIOSK MURAL

A talented group of art students from Hilton Head Prep demonstrated their creativity and community spirit by crafting a vibrant wildlife mural for the Sea Pines Forest Preserve. The mural, which beautifully captures the essence of the local ecosystem, was revealed on Tuesday, August 27, 2024, and is exhibited at a kiosk along the vehicular trail near Lake Joe. The initiative to enhance the informational kiosks in the Forest Preserve was led by a subcommittee of the Sea Pines Forest Preserve Advisory Board. Please make sure to take a moment to admire it during your next visit to the Forest Preserve!



## FUNDRAISER EVENTS



The 8th Annual **Party in the Pines Event** took place on Saturday, April 6, 2024. More than 130 guests had a fantastic time at Fish Island, enjoying the spring weather, delicious lowcountry cuisine and entertainment!

The 13th Annual **Bonfire Event** was held on Friday, November 8, 2024. The night was perfect for enjoying the fabulous food, live music, bonfires, and fellowship in the Sea Pines Forest Preserve. **SAVE THE DATE!** The 14th Annual Bonfire Event will be on Friday, November 14, 2025, at 4:30 PM.

*"We extend our sincere gratitude to all property owners who participated in and supported the Forest Preserve fundraisers. We also want to acknowledge H2O Sports for providing complimentary boat rides, as well as those who generously donated items for the silent auction. A special shout-out goes to our event sponsors and the Salty Dog Café for their generosity, fantastic food offerings, and exceptional service throughout both events!"*

*- David Henderson, Director of Special Projects & Operations*