



Sea Pines Community Services Associates, Inc. (Sea Pines CSA)

**Sea Pines CSA Community Infrastructure and Maintenance Committee Meeting
August 29th, 2024**

A regular meeting of Sea Pines CSA Board of Directors Community Infrastructure and Maintenance Committee, was held on Thursday, August 29th, 2024, via in person and videoconference.

Present from the Sea Pines CSA Community Infrastructure, Maintenance Committee, were: Tom Sharp, CSA Director/Chair; John Apostle, Member; Lee Ann Leahy, CSA Director; Don Sigmon, Member; Frederick Smith, Member; Ed Warner, Member; Barry Barth, Member; Marci Tressel, Member

Absent from the Sea Pines CSA Community Infrastructure, Maintenance Committee, were: James Nolan, Member; Paul Crunkleton, Member Steve Fricker, CSA Director/Vice Chair;

Present as Ex-Officio, was: Sam Bennett, Sea Pines CSA President

Present from Sea Pines CSA., were: Jerred Mayse, Director of Maintenance and Facilities; Victoria Shanahan, Vice President/CFO; Sandra Archer, Executive Administrator; Stephanie Fera, Communications Manager; Jessica Muller, Maintenance Administrative Assistant

Call to Order

The meeting was called to order by Tom Sharp, Chair, at 8:59 a.m., Eastern time.

Establishment of Quorum

With a majority Community Infrastructure and Maintenance Committee Members in attendance, quorum was met.

Ratify Approval – Community Infrastructure, Maintenance Committee Meeting Minutes, August 29, 2024

A motion was made by Chair Sharp, to support the resolution, “Ratify Approval – Community Infrastructure, Maintenance Meeting Minutes, August 29, 2024”. The motion was seconded and unanimously carried:

“**RESOLVED**, Sea Pines Community Services Associates, Inc., Community Infrastructure, Maintenance Committee, ratified approval of the August 29, 2024, Community Infrastructure, Maintenance Committee Meeting Minutes, as finalized by email”.

Capital Improvement

Capital Improvements Updates Presentation – Sam Bennett

- Beach walks 39 and 16 work has been completed and they are open to the community.
- 2024 phased projects reviewed including roadways, leisure trail updates and stormwater drainage improvements.
- Stormwater work was completed, leisure trail and road repaving and realignment are almost done. Finishing touches with landscaping and irrigation are next.
- Gadwall to Lands End is next on the project list before heading to the Harbortown area where sections of roads have collapsed in the past. This work will happen post Heritage Tournament and tourist season Fall 2024 with phase 1 being completed by Spring 2025.
- As learned with the latest section of South Sea Pines Drive Russell and team will have a lot of traffic controls in place and work around the limited space for project mobilization and road closures/detours.
- Another area with work being surveyed is the Club Course area near the Greenwood Gate. This area will have some leisure trail realignments as well as adding a section to connect the Greenwood Gate to Governors Road beginning in the Spring of 2024. The Capital Improvement team will begin the process of redecking and updating vehicle bridge on Marsh Island due to age, in the Spring of 2024.
- Tower Beach boardwalks are being extended due to the extreme beach erosion in the area and CSA is working with the Town of Hilton Head regarding beach sand renourishment.
- Lots 1 and 2 2024 phased projects reviewed including roadways, leisure trail updates and stormwater drainage improvements.

Maintenance

Maintenance Department Review Presentation – Jerred Mayse

- The Sea Pines Storm Water Drainage system consists of a series of interconnected retention ponds ultimately discharging into tidal creeks/ marshes through various outfalls throughout the community.
- The CSA storm water drainage conveyance system consists of all forms of conveyance I.E., ditches, Orangeburg pipe, corrugated metal pipe, plastic pipe, concrete pipe, swales, ponds, control structures and even a storm water pumping station.
- In total, CSA's storm water system consists of almost 3,000 inlets, 41 control structures, 36.6 miles of storm pipe, approx. 6 miles of ditches and over 149 lagoons totaling approximately 140 acres.
- Overall, the primary storm drainage system was designed and sized for the 25-year, 24-hour (8-inches of rainfall in 24-hours) storm.
- The stormwater pump station can be used as a floodplain mitigation tool in advance of a large rain event.
- By pumping lagoon levels down CSA may create additional storage volumes to accommodate the excess stormwater. By strategically controlling the slide gates, weir boards and pumps, and with appropriate planning, CSA will be able to draw down the lagoon elevations in preparation for a storm event.
- Since this system outfalls into a tidally controlled creek, special care is taken when operating the discharge end combination gate to prevent water from entering back into the system when trying to reduce lagoon levels.

- The existing pumps at the Lawton Canal Pump Station consist of three (3) submersible pumps capable of pumping 24,000 gallons per minute each at 9 feet of total dynamic head. (Dynamic head-is the total amount of pressure when water is flowing in a system, considering the vertical rise and friction loss).

Adjournment

With no further business to come before the Sea Pines CSA Community Infrastructure and Maintenance Committee, Chair Sharp adjourned the meeting at 9:51 a.m.

Respectfully Submitted,

Tom Sharp
Chair