



# Sea Pines

COMMUNITY SERVICES ASSOCIATES

## 2025 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 377 NEW MEMBERS IN 2025

OUR 5,800+ MEMBERS REPRESENT:  
44 US STATES, 8 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.

## A Note from Sea Pines CSA's Board Chair

This year, Sam Bennett marks six years as President of Sea Pines CSA — six years defined by a consistent commitment to improving the community so many are proud to call home and do business in. In that time, Sea Pines CSA has grown stronger operationally, financially, and as a community partner. On behalf of the Board, we are grateful for his leadership and proud of what this organization has accomplished under his direction. I invite you to read his message below.

Bill Johnson  
Board Chair

## A Message from Sea Pines CSA's President & CEO – There is no place like Sea Pines

Dear Sea Pines Property Owners,

Sea Pines has seen a lot of change since its founding in 1957, but through it all, one thing has remained constant: this is a unique and special place. The pride our residential and commercial property owners and The Sea Pines Resort have for this community is truly remarkable, and the investments made here in recent years are proof of that shared appreciation. The work Sea Pines CSA accomplished in 2025 reflects our commitment to honoring that legacy and keeping Sea Pines a world-class community for generations to come.

We continued our investment in infrastructure, tackling critical stormwater and roadway needs across the community. We successfully completed the final phase of the Sea Pines Drive Infrastructure Improvement Project, which began on North Sea Pines Drive at the Ocean Gate and continued through South Beach to the end of South Sea Pines Drive. The Lighthouse Lane Infrastructure Improvement Project advanced through two completed phases, including coordination with The Sea Pines Resort during renovations of Harbour Town Golf Links. This included new stormwater lines along and across the 18th Fairway. In the fall of 2025, the project moved into Phase 3, and was completed this spring. We also initiated the Otter Road and Fawn Lane Infrastructure Improvement Project, one of the most significant undertakings in a prominent residential area in recent years.

Stormwater management efforts included lagoon bank stabilization in the Live Oak Area and a partnership with the Town of Hilton Head Island to replace eleven lagoon gates, improving stormwater infrastructure at six critical outfalls. We also acquired five high-flow tow-behind pumps to proactively manage lagoon levels and strengthen our emergency response capability.

Gate operations evolved on several fronts. We modernized gate pass transactions to include credit card payment capability and installed new directional signage at the Greenwood Gate to better manage traffic flow. The Second 2025 Amendment to the Gate Pass Agreement introduced a \$10 Daily Pass, successfully implemented in March of this year.

We also made investments in how we serve and communicate with property owners. The launch of a Quarterly Reporting Dashboard on our website gives property owners direct access to operational performance metrics. And the conversion of our Front Office into the Community Connections Center created a more welcoming, service-focused experience for our property owners and guests.

On the organizational side, we welcomed a new Chief Operating Officer and a new Controller, reinforcing both our executive leadership and our financial management capabilities. We also continued building a productive working relationship with the Town of Hilton Head Island, improving coordination on issues that directly affect Sea Pines.

Active land management in The Sea Pines Forest Preserve remained a focus. We had several successful prescribed burns to maintain ecological health, support biodiversity, and reduce wildfire risk. Along with the well-attended Party in the Pines and Bonfire donation events, seasonal bird walks with master naturalists took place throughout the year, and the first Day of Discovery was held in the fall to bring community awareness to everything our natural treasure has to offer.

In 2025, we made deliberate investments across member services, leadership, and infrastructure to improve how Sea Pines CSA serves this community and position it for long-term success. There has never been a more exciting time to be part of Sea Pines, and we look forward to building on that momentum in 2026 and beyond.

Sincerely,

Sam Bennett  
President & CEO

# SEA PINES CSA SCOPE OF WORK:

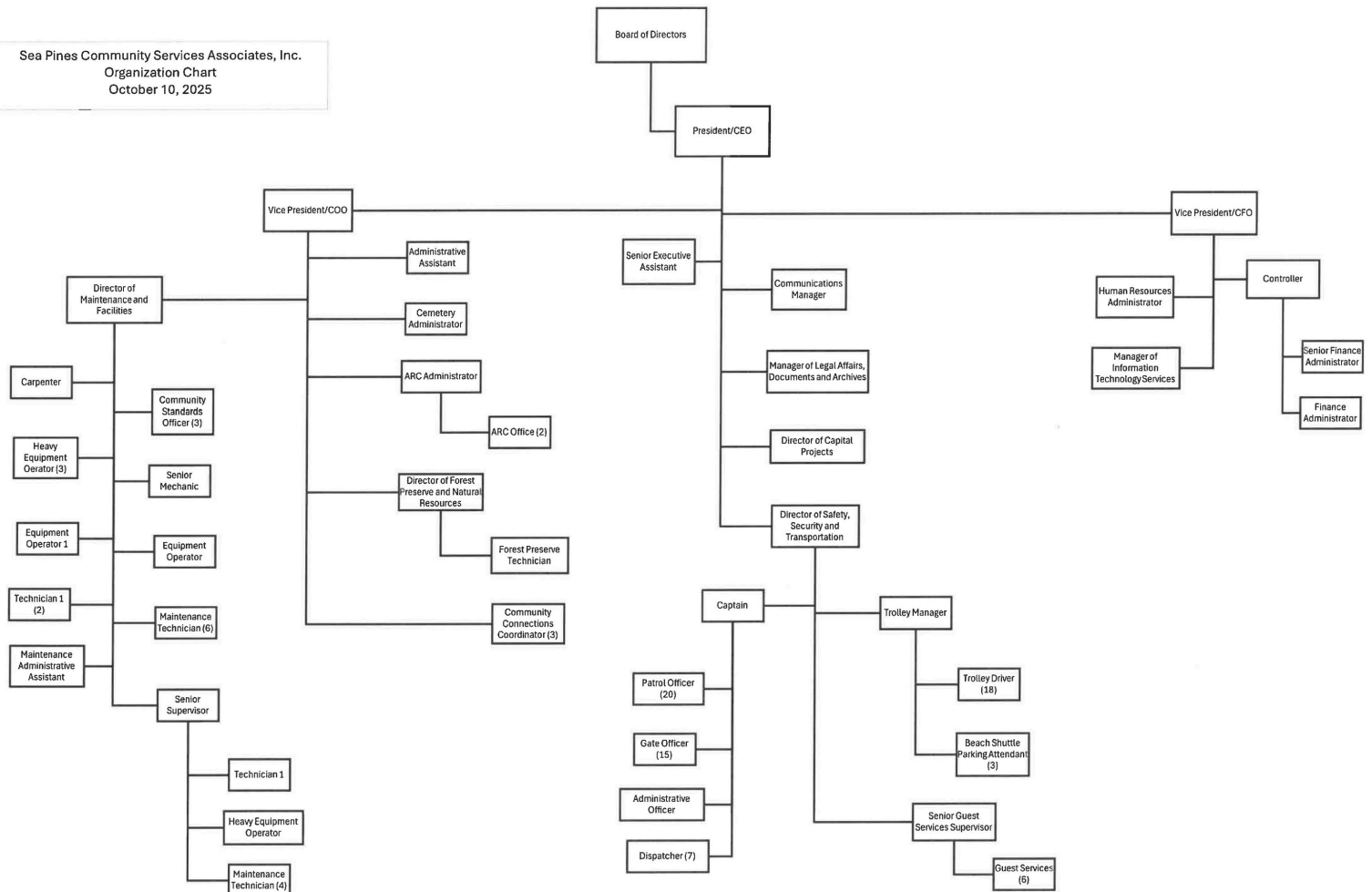
- 120 Employees (mix of full-time and part-time)
- 15 + Contracted Service Providers
- 1,200 Acres of Open Space and Greenbelts
- 67 Miles of Paved Roads
- 17 Miles of Paved Leisure Trails
- 4 Miles of Beach Access
- 32 Beach Access Paths and Boardwalks
- 3,000 Catch Basins
- 89 Acres of Drainage Lagoons, 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

Sea Pines Community Services Associates, Inc.  
 Organization Chart  
 October 10, 2025



# 2025 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



Jennifer Ericksen\*\*  
*January-September*



Bob Gossett



Bill Johnson



Cliff McMackin



David Pardue



Rick Ray



Dave Schoettmer



Tom Sharp



Tim Stearns\*\*\*  
*January-June*



Andrea Tarbox



Ray Warco

\*Executive Committee Member

\*\*Jennifer Ericksen Resigned September 2025. Jessica Haire Appointed October 6, 2025.

\*\*\* Tim Stearns Resigned June 2025. Phil Smith Appointed July 1, 2025.

# 2025 COMMITTEES

## COMMUNITY INFRASTRUCTURE & MAINTENANCE COMMITTEE

[2025 Committee Roster](#)

[2025 Committee Charter](#)

## FINANCE COMMITTEE

[2025 Committee Roster](#)

[2025 Committee Charter](#)

*We  
thank  
you!*

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

[2025 Committee Roster](#)

[2025 Committee Charter](#)

# STONEY-BAYNARD RUINS TASK FORCE

In 2025, the Stoney-Baynard Ruins Task Force outlined a range of improvements needed to enhance the visitor experience and preserve the integrity of one of Sea Pines' most treasured historic sites.

Sea Pines CSA crews replaced split rail fencing, refilled steps with pea gravel, added fill dirt and mulch over exposed roots, widened trail corridors through trimming, and pushed back perimeter vegetation approximately 25 feet around the ruins.

These efforts reflect our ongoing dedication to keeping this piece of Sea Pines history accessible and meaningful for all who visit.



## Financial Summary for Community Services Associates, Inc.

### 2025 Revenues (\$ in '000's)

CSA operating revenue of \$21,809 increased by \$692 compared to 2024. The increase is attributable to two principal components: property and critical infrastructure assessments and increase in the gate entry and permit fees. Residential assessments and critical infrastructure assessments increased by \$383, due to the increase in the Consumer Price Index and increases in Sea Pines Resort, LLC contributions. The gate entry and permit fees increased by \$55, due to the increase in daily visitor gate passes sold in 2025.

### 2025 Expenses (\$ in '000's)

Operating expenses of \$23,048 increased by \$133 (or 1%) primarily as a result of expanded operations in the maintenance department and expanded personnel in the administration department.

### 2025 Year-End Financial Position (\$ in '000's)

The 2025 year-end cash and cash equivalent balances of \$4,856 increased by \$792 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 \$12,034 on December 31, 2025, a decrease of \$1,654 (12%) over prior year end primarily due to the decrease in the amount of funds invested. Funds are being used for major road reconstruction projects.

Capital expenditures amounted to \$2,209 during 2025. Major expenditures included the purchase of a horizontal grinder (\$1,339); stormwater pumps (\$274) and safety and security vehicles (\$219).

Fixed asset balances increased from the prior year by \$1,367, which resulted from the aforementioned capital expenditures, net of depreciation expense of (\$843).

### 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 2025 or 2024.

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 2025 and 2024.

An updated infrastructure reserve study was received in November of 2025. The current estimated replacement cost of components of common property that have limited and predictable useful lives is approximately \$44 million. The 2025 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.

As of the date of this report, the audit of the financial statements for the year ended December 31, 2025, has not been finalized. Once completed, the audited statements and an updated Annual Report will be posted on our website ([www.seapinesliving.com](http://www.seapinesliving.com)).

## **BUDGET COMPARISONS (\$ in '000's)**

The budgeted amounts as presented below have been updated for Board approved amendments made through 2025.

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

Actual operating revenues of \$21,809 compared favorably to budget by (\$248) primarily due to the commercial assessments and the gate and entry fees. Actual operating expenses were under budget by \$1,227 primarily as a result of the road reconstruction projects not being completed in 2025 and extending into 2026.

### **2026 Budget Compared to 2025 Actual Results**

Budgeted revenues of \$22,272 reflect an increase of \$463. The increase is derived from the \$372 increase in residential and critical infrastructure property owner assessments. Operating expenses are budgeted to decrease \$148 (1%) over 2025 actual operating expenditures. Major repairs and replacements budget is less than 2025 actual amounts due to budgeted projects having a smaller scope. Major repair and replacement projects are budgeted at \$5,733 and is principally for road reconstruction (\$3,360), with bridges, boardwalks, and leisure trail repair (\$2,308) and facilities repair (\$65).

Excluding depreciation and major repair and replacement projects, the budgeted expenses of \$16,214 are comprised of CSA payroll related costs of \$9,252 and \$6,962 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 an increase in premium costs for employer provided health insurance and an increase in the employer match for retirement contributions.

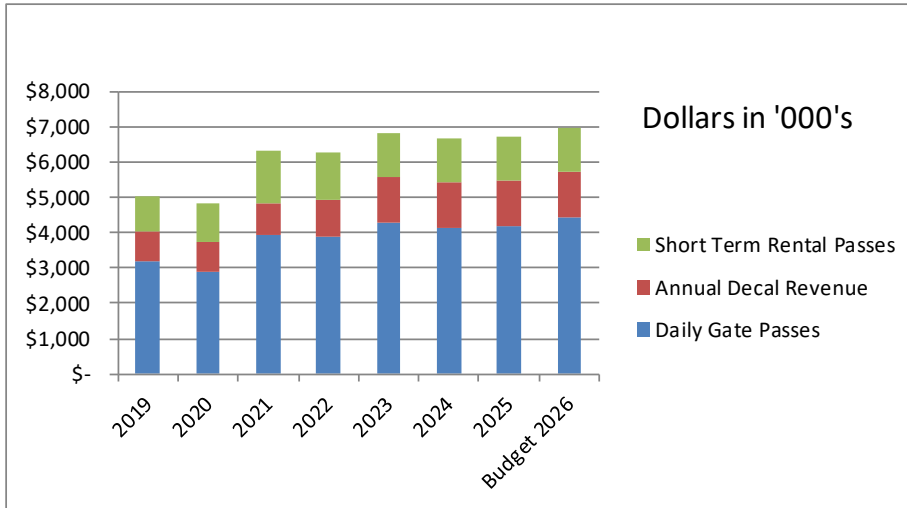
Capital expenditures are budgeted at \$892 and includes replacements for vehicles (\$439), and for a maintenance equipment (\$433).

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

**Additional Information**

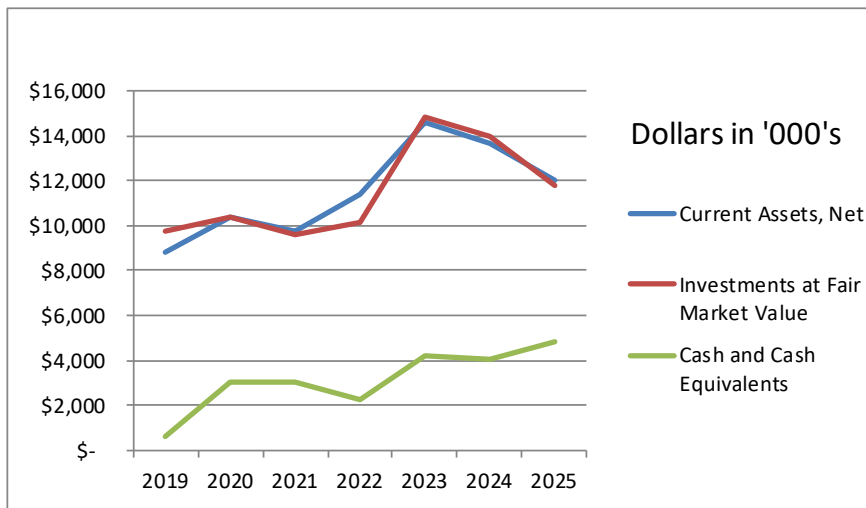
Dollars in '000's

Gate Entry Permits	2019	2020	2021	2022	2023	2024	2025	Budget 2026
Daily Gate Passes	\$ 3,169	\$ 2,878	\$ 3,921	\$ 3,895	\$ 4,298	\$ 4,122	\$ 4,200	\$ 4,451
Annual Decal Revenue	843	836	923	1,021	1,286	1,316	1,276	1,274
Short Term Rental Passes	1,026	1,110	1,449	1,376	1,221	1,240	1,249	1,252



Dollars in '000's

	2019	2020	2021	2022	2023	2024	2025
Current Assets, Net	\$ 8,845	\$ 10,366	\$ 9,784	\$ 11,359	\$ 14,578	\$ 13,688	\$ 12,034
Investments at Fair Market Value	9,776	10,404	9,623	10,102	14,810	13,942	11,743
Cash and Cash Equivalents	580	3,011	3,050	2,289	4,242	4,064	4,856



# 2025 IN REVIEW: SEA PINES SECURITY

APPROXIMATELY 391,323 PASSES ISSUED AT THE GATES

## 9,514 ANNUAL DECALS SOLD

Top 3 Decals Sold:

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



## 4,359 TOTAL CALLS FOR SERVICE



Top 5 Calls for Service:

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

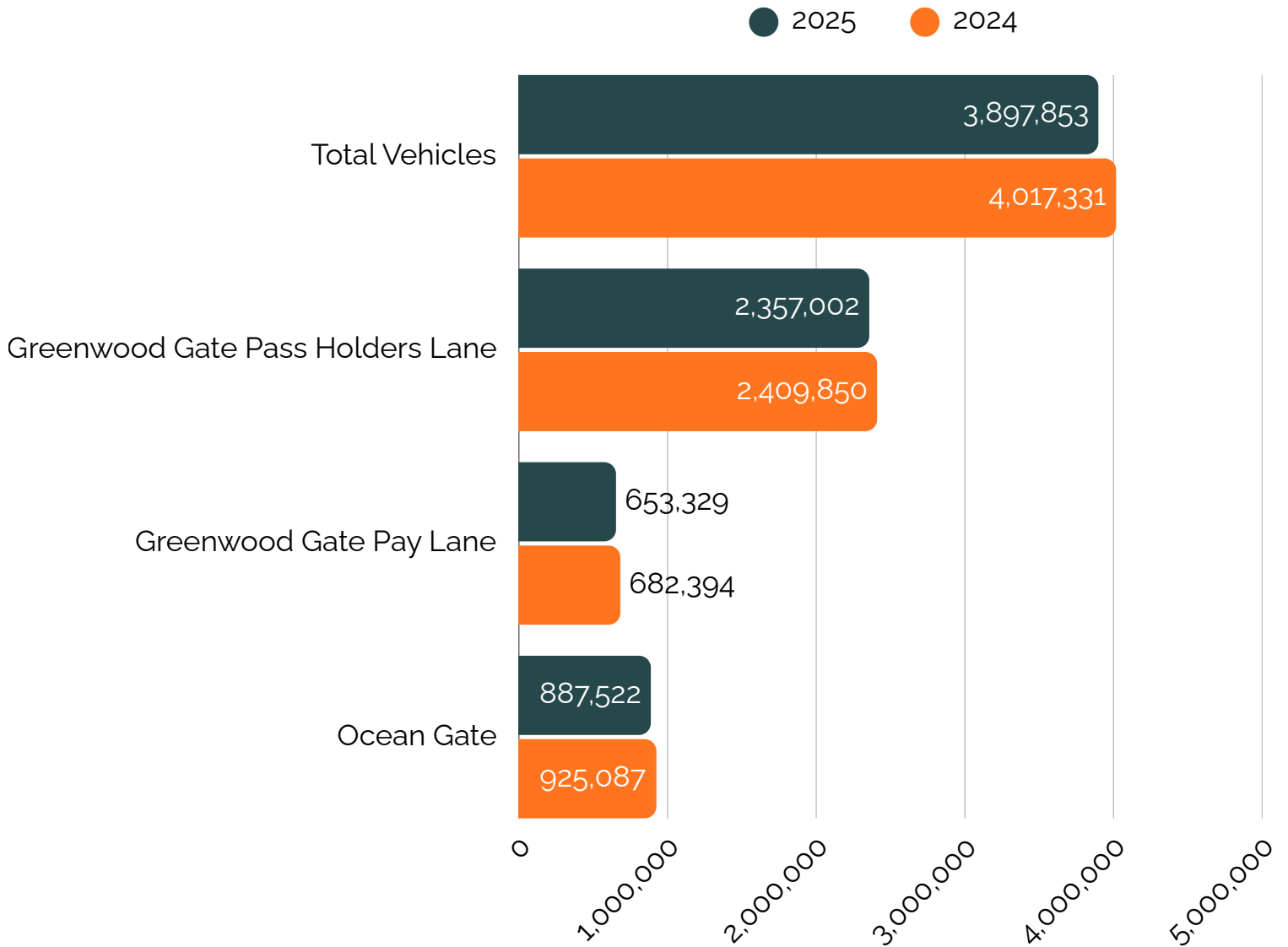
### CREDIT CARD PAYMENTS IMPLEMENTED AT GATES

In April 2025, Sea Pines CSA introduced the option for visitors to pay for daily gate passes using a credit card at the gate. Previously, gate pass purchases required cash, which created inconvenience for visitors and added processing time at gate entry points. The addition of electronic payment has streamlined the guest entry experience while giving visitors a more modern, convenient way to access the community.

Since launching in April, adoption has grown steadily. Electronic payments accounted for approximately 14% of total gate passes sold in April and climbed to nearly 24% by December.

The introduction of credit card payments at the gate is part of Sea Pines CSA's broader commitment to enhancing the visitor and property owner experience through operational improvements and technology upgrades.

# VEHICLES ENTERING SEA PINES

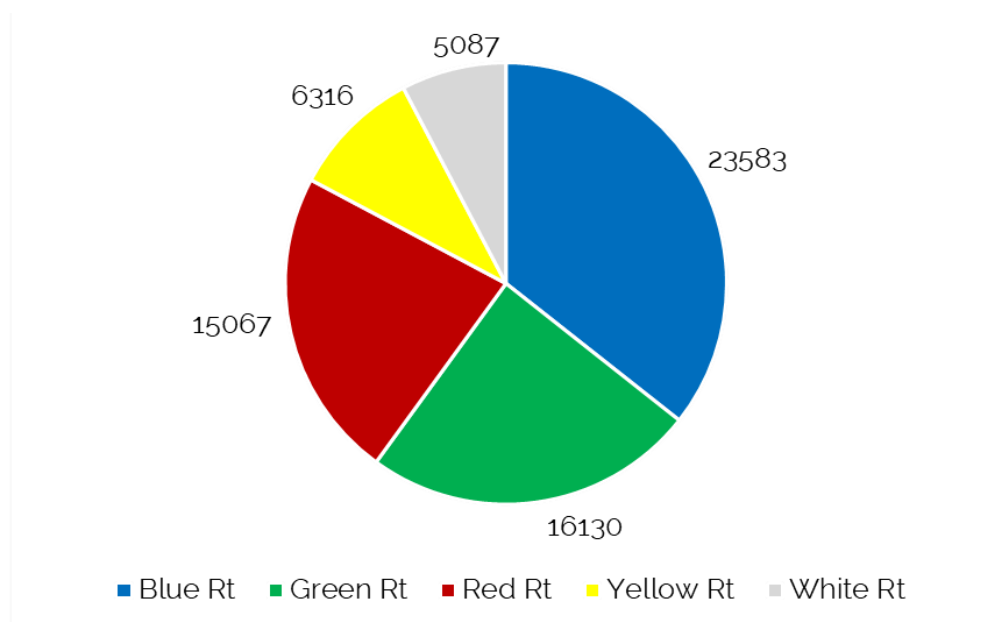


# 2025 IN REVIEW: SEA PINES TROLLEY & BEACH SHUTTLE

The Trolley and Beach Shuttle services are provided as complimentary seasonal operations, serving approximately 66,183 riders in 2025.



## RIDERSHIP BY ROUTE

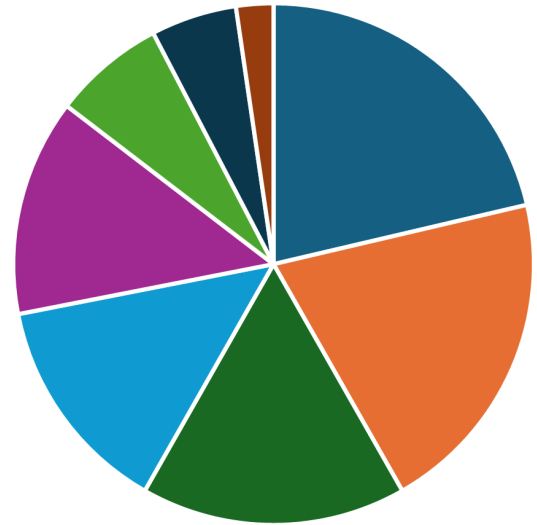


# 2025 IN REVIEW: COMMUNITY STANDARDS

## 2,030 COURTESY NOTICES ISSUED

Most Common Notices Sent:

- Trash and Debris, i.e., trash cans and recycling bins shall be kept in designated service yards at all times
- Landscaping Maintenance, *ie., ground cover, roof debris*
- Architectural, *i.e., exterior alterations without obtaining proper permits from ARB*
- Unsightly, *i.e., beach towels/beach items left in view*
- Maintenance, *i.e., power washing, general property maintenance*



■ Rubbish ■ Landscaping ■ Architectural ■ Unsightly ■ Maintenance ■ Vehicle Parking ■ Improper Use ■ Mailboxes

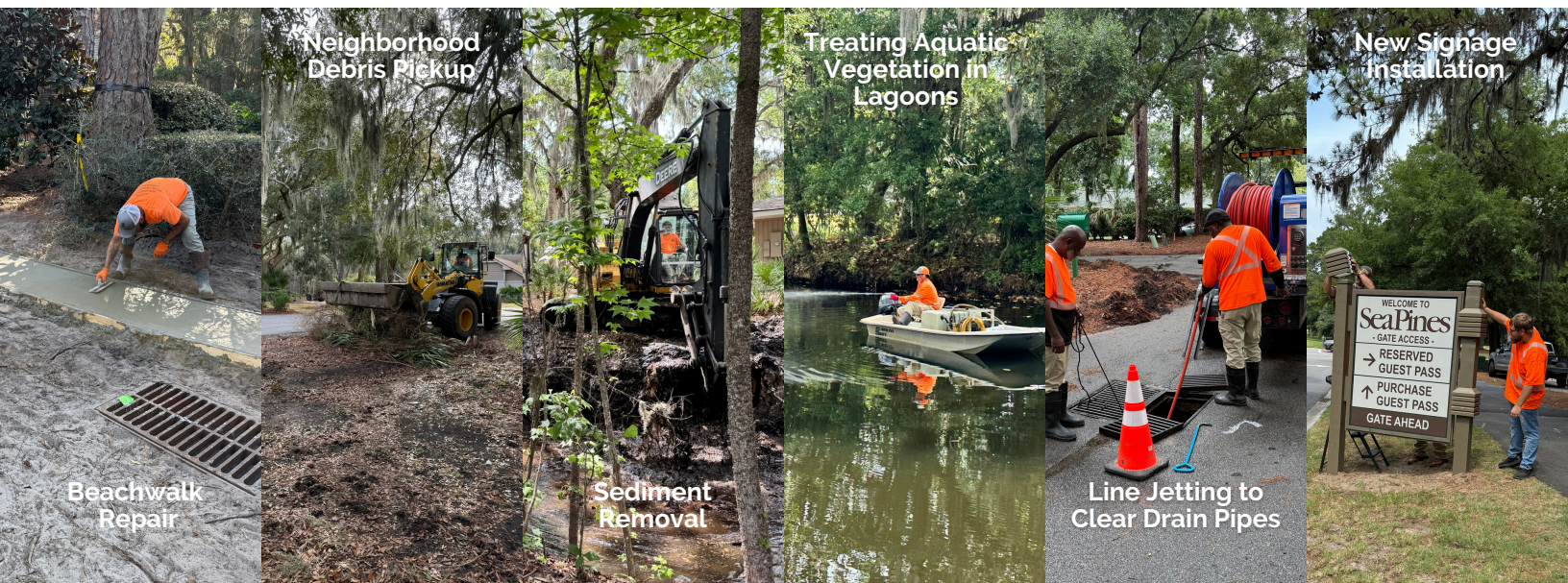
## OUR APPROACH AND PRIORITIES

The Sea Pines CSA Community Standards Department is committed to preserving the distinctive character and aesthetic standards that define Sea Pines. How we work with property owners is just as important as the standards themselves.

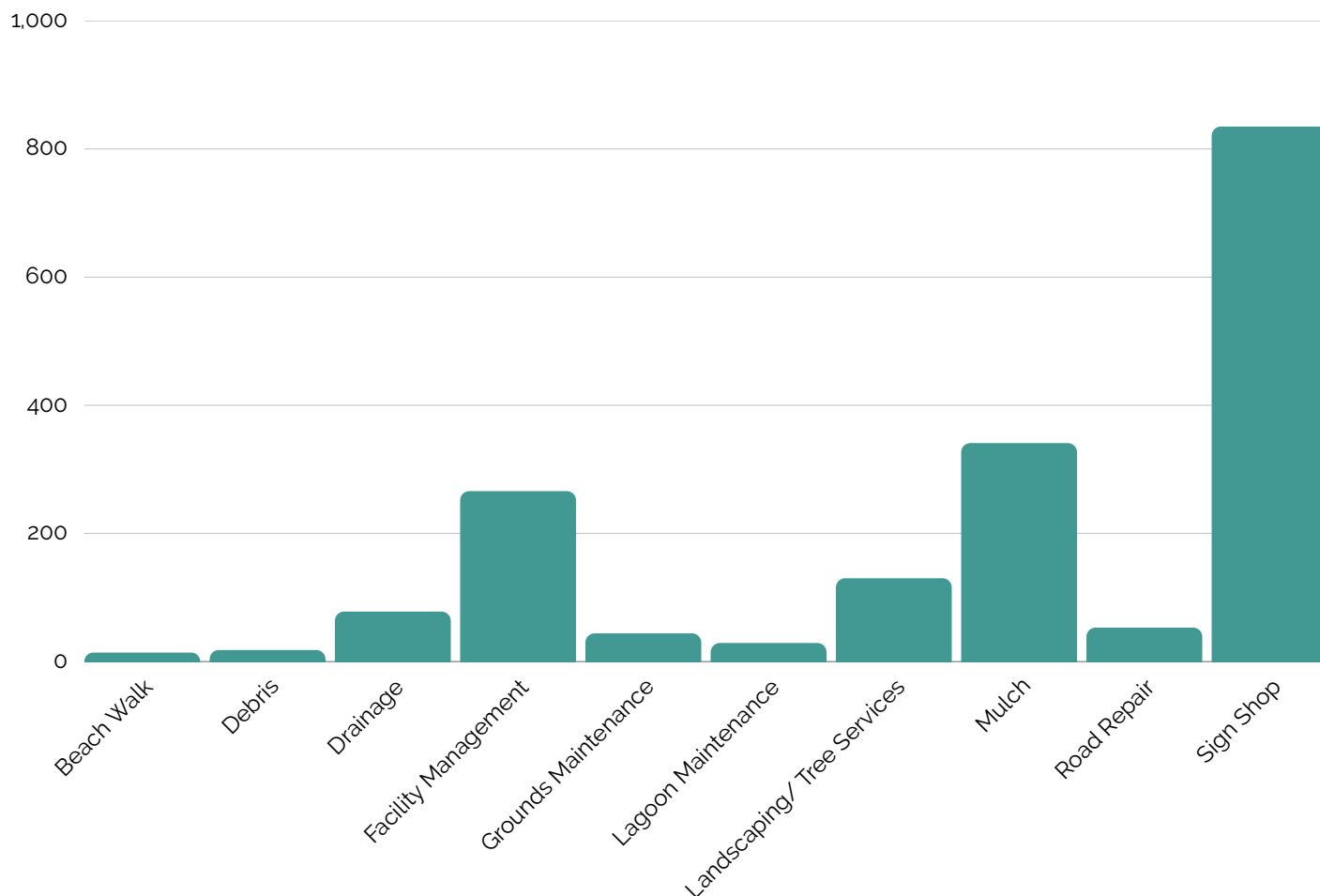
Our team focuses on communication and collaboration, not citations. When we identify a concern, we start with a conversation—explaining the issue, answering questions, and working with property owners to find solutions. We apply this approach consistently with all property owners, and everyone is given reasonable time to address concerns before any formal action is taken. Our goal is long-term compliance built on understanding, cooperation, and positive relationships.

To learn more about our Community Standards team's work and philosophy, watch this [short video](#) featuring Ryan Kash, our Community Standards & Maintenance Manager.

# 2025 IN REVIEW: MAINTENANCE DEPARTMENT



## 1,800 MAINTENANCE PROPERTY OWNER SERVICE REQUESTS COMPLETED



# WINTER STORM ENZO - JANUARY 2025

When Winter Storm Enzo brought freezing rain, sleet, and snow to Hilton Head Island, the Sea Pines CSA Maintenance team was ready. For a coastal community that rarely faces winter weather, the storm presented unique challenges, and our team met them head-on.

Preparations began the afternoon of January 21, before the storm arrived. The team sanded the Greenwood Drive and Ocean Gate entrances and major intersections ahead of the anticipated freezing rain, positioning themselves to respond as conditions developed overnight.

By the morning of January 22, the storm was in full force. The Maintenance Storm Team worked throughout the day and into the following days to clear roads as ice and snow accumulated, doing so with limited equipment and resources. Their efforts kept disruption to property owners and businesses to a minimum, even as conditions remained hazardous through January 23.

*"Our team stayed out there for days under really tough conditions. This kind of winter weather is rare here, and our crew rose to the challenge. I couldn't be more proud of how hard they worked to keep Sea Pines safe and accessible." - Jerred Mayse, Director of Maintenance & Facilities*



# 2025 COMPLETED CRITICAL INFRASTRUCTURE PROJECTS

## Sea Pines Drive Infrastructure Improvement Project (Final Phase)

- From Merganser Court to the end of South Sea Pines Drive (stopping at the entrance of Lands End).

## Lighthouse Lane Infrastructure Improvement Project (Phase 1)

- From Lighthouse Road to Mizzenmast Lane

## Lighthouse Lane Infrastructure Improvement Project (Phase 2)

- Lighthouse Lane from Mizzenmast Lane to 41 Lighthouse Lane
- Along the 18th Fairway of Harbour Town Golf Links
- Spinnaker Court

## Club Course Drive to Greenwood Gate Leisure Trail Infrastructure Project

- This project represents a meaningful investment in pedestrian and cyclist safety along one of Sea Pines' busiest corridors, extending the community's leisure trail network and providing a safer, more connected route to the Greenwood Gate.

## Greenwood Drive Survey Work

- From Plantation Drive to South Sea Pines Drive



South Sea Pines Drive Before



South Sea Pines Drive After

# LIGHTHOUSE LANE INFRASTRUCTURE IMPROVEMENT PROJECT

The stormwater drainage system along Lighthouse Lane, estimated to be more than 60 years old, had significantly deteriorated over time. Corrugated metal piping beneath the roadway was corroded to the point that routine maintenance, such as clearing sediment and debris buildup, could no longer be performed. In some sections, the tops of drainage pipes had completely disintegrated, and the main outfall drainage pipe emptying stormwater into the Calibogue Sound was found to be 50% full of sediment and debris. Without functioning stormwater infrastructure, the area faced ongoing risks of flooding, road damage, and further underground system failures.

Phase 1, spanning Lighthouse Lane from Lighthouse Road to Mizzenmast Lane, began in September 2024. Crews excavated and replaced the full stormwater drainage system, including pipes and catch basins, and completed curb and sidewalk restoration, crosswalk construction, and roadway resurfacing. Paving operations were completed in January 2025, with site restoration wrapping up shortly after.

Phase 2 began in May 2025, extending the work from Mizzenmast Lane to 41 Lighthouse Lane, along the 18th Fairway of Harbour Town Golf Links, and into Spinnaker Court. Crews installed new concrete stormwater drainage pipes and box culverts, completed roadway and golf path repairs, and finished site and landscaping restoration by late June 2025.

Phase 3 began in September 2025, covering Lighthouse Lane from Mizzenmast Lane to 47 Lighthouse Lane, Mizzenmast Lane to the Windjammer Court intersection, and Spinnaker Court. This phase included stormwater drainage excavation and replacement, curb and sidewalk demolition and reconstruction, and full roadway resurfacing. Stormwater drainage work was completed in mid-November, with asphalt milling and paving operations following in January and February. Phase 3 was completed in February 2026 and the fourth and final phase is planned to begin in fall 2026.

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



# 2025 IN REVIEW: COMMUNICATIONS

## Email Stats

- 102 Email Campaigns Sent
- 9,864 Engaged Contacts
- 74% Open Rate Overall
  - 76% Weekly Community Update Open Rate

## Facebook Stats

- 4,525 Followers
- 116.7K Content Views

## YouTube Stats

5,470 Views

Top Watched Video:

- Meet the Candidates - 1,744

 [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)

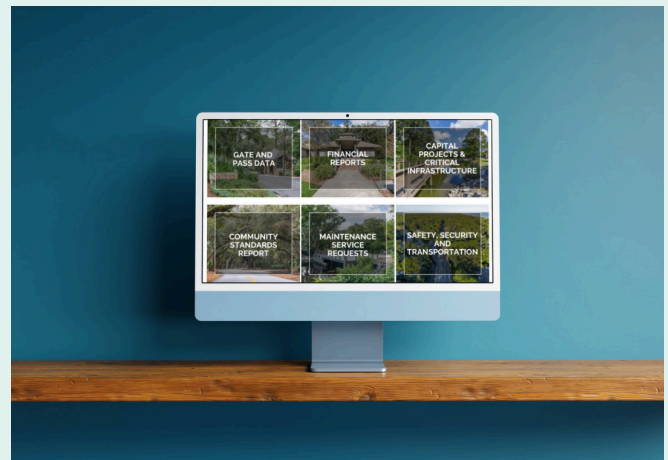
## Quarterly Reporting Dashboard

In July 2025, we launched a new Quarterly Reporting Dashboard on our website, giving property owners easy access to operational reports on a regular basis.

### What's This All About?

- Gate and Pass Data
- Financial summaries and budget updates
- Capital Projects & Critical Infrastructure
- Community Standards
- Maintenance Service Requests
- Safety and Security Reports

Reports are updated each quarter, and the dashboard can be accessed anytime at [seapinesliving.com/dashboard](https://seapinesliving.com/dashboard).



# 2025 IN REVIEW: SEA PINES FOREST PRESERVE

## PRESCRIBED BURNING PROGRAM

IN 2025 84.4 ACRES WERE IMPROVED OVER 5 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 INTERPRETIVE SIGNAGE

New interpretive signs were installed in 2025 throughout the Sea Pines Forest Preserve, made possible through the Town of Hilton Head Island's 2024 Accommodations Tax (ATAX) grant. We're grateful for the Town's support in bringing these educational resources to life for residents and visitors alike. Each sign includes a QR code that links to the full digital collection, where you can explore content about the preserve's ecosystem, wildlife habitats, conservation efforts, and natural history.

If you haven't had a chance to walk the trails and see the signs in person, we hope you will soon. You can also view the complete digital signage collection at [seapinesforestpreserve.org](https://seapinesforestpreserve.org).

## SEA PINES FOREST PRESERVE



SCAN to view signs you may have missed.

Charles Fraser, the developer of Sea Pines, filed legal covenants in 1970 dedicating 605 acres as Wildlife Habitat, Outdoor Recreation or Environmental Sanitation. These covenants protect the preserve from residential and commercial development. The Sea Pines Forest Preserve Foundation manages and maintains the preserve for everyone to enjoy and appreciate the varied bounty of our very special natural environment.

### Did you know?

- The Forest Preserve is the largest tract of undeveloped land remaining on Hilton Head Island.
- In 1998 the National Audubon Society recognized the preserve as an "Important Bird Area".
- Explore miles of trails and boardwalks through a variety of forest and wetland habitats.
- There are numerous freshwater lakes covering 50 acres that support a variety of wildlife.
- The Sea Pines Shell Ring was built almost 5,000 years ago and is listed on the National Register of Historic Places.



## FUNDRAISER EVENTS



The 9th Annual **Party in the Pines Event** took place on Saturday, April 5, 2025. More than 240 guests had a fantastic time at Fish Island, enjoying the spring weather, a rustic coastal menu, and entertainment!

The 14th Annual **Bonfire Event** was held on Friday, November 14, 2025. The night was perfect for enjoying the fabulous food, live music, bonfires, and fellowship in the Sea Pines Forest Preserve. **SAVE THE DATE!** The 15th Annual Bonfire Event will be on Friday, November 13, 2026, 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*