

SIPOA
Comprehensive
Plan

January 1

2019

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Introduction

The Seabrook Island community is idyllic in many ways, but is also a very complex organization. Complex organizations require structure and planning to ensure they remain economically and culturally vibrant. The structural framework of our organization is provided by the Seabrook Island Property Owners Association (SIPOA) Protective Covenants (our Constitution) and Bylaws. These governing documents lay the foundation for effective governance and economic sustainability.

As put forth by our Protective Covenants and Bylaws, the purpose of SIPOA is to “preserve the property values and the quality of life in the Seabrook Island Development.” The Covenants specify responsibilities for ensuring the economic vibrancy of the organization, maintaining a secure community, protection of the natural environment, acquisition and preservation of green space, and the maintenance of our infrastructure.

The SIPOA Bylaws further define how the organization will be governed--via committees and a board of directors which provide oversight of the professional staff and have the responsibility to define further the policies and rules and regulations within the community.

These governing documents provide the frame and canvas for the picture. The Board and Committee members and staff then apply the colors and textures to create the portrait of modern day Seabrook Island.

SIPOA has recently been recognized as an Audubon International Certified Sustainable Community. A requirement of the program is the adoption of a plan that benefits residents, visitors and the environment. The multi-year process focuses on three (3) sustainable areas: an economic vitality, a healthy environment, and quality of life. These three areas have been adopted as our Three Essentials (pg. 3) and remain the emphasis of the SIPOA Comprehensive Plan.

In 2016, the American Shore and Beach Preservation Association (ASBPA) named Seabrook Island as one of the nation’s best restored beaches. There are three main reasons for beach restoration:

- **Storm protection** – A wide sandy beach helps separate storm waves from upland structures and infrastructure.
- **Habitat restoration** – Numerous species rely on wide, healthy beaches as a place to live, feed, rest and nest.
- **Recreation** – America’s beaches are its largest national park with 2.2 billion visits in 2010 – more than twice the numbers of visitors to all our federal and state parks combined.

According to ASBPA officials, “The Seabrook Island restoration project clearly demonstrates the importance of developing a **long-term management plan** that works with the natural processes to overcome severe erosion.” “This project shows that a beach restoration project can be successful in a dynamic environment if you clearly understand the coastal processes and develop a **plan** that works with the coastal processes to achieve the restoration of the beach.”

Input from property owners consistently show that the natural environment remains a major reason for their purchase of property here on Seabrook Island. Also, the maintenance of the natural environment is a contributing factor to the economic vitality of our home. This recognition by the Audubon International Sustainable Communities and ASBPA indicates that SIPOA maintains a planning process that not only respects who we are but also continues to move us in a positive direction for the future.

To further support community focus on the three “essentials” SIPOA earned the “Blue Ribbon Community” designation from the Community Associations Institute. This program recognizes communities that develop and maintain standards, encourage community participation, maintain fiscal stability and positively impact quality of life for residents.

As compared to the SIPOA 2-5 Year Strategic Plan and the SIPOA 2-25 Year Long Term Plan, the SIPOA 0-2 Year Operational Plan is here and now. As the budget preparation season ensues, each SIPOA committee and staff department heads must scrutinize requirements for the coming year and make sure that funds to accomplish these requirements are included in the budget request.

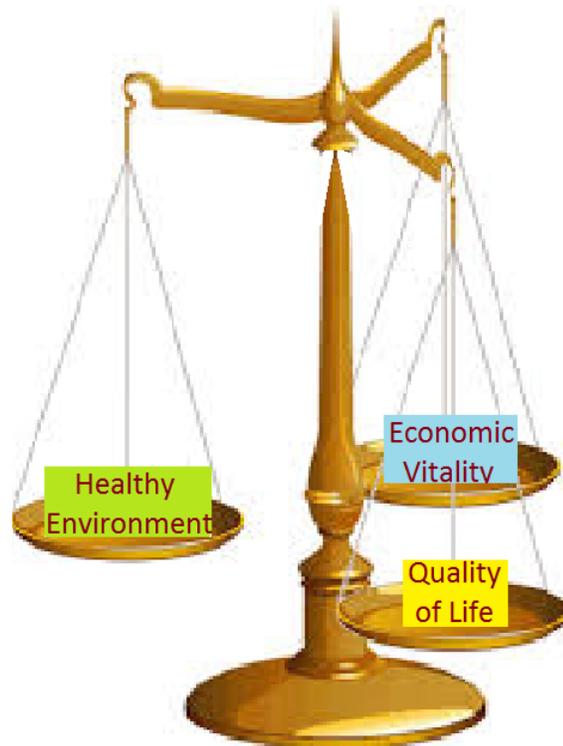
The budget requests from all the various committees and staff are then integrated into a draft budget by the Finance Committee for review and approval by the SIPOA Board of Directors. Once the budget is approved, the SIPOA staff is responsible to execute the Operational Plan during the current year.

Seabrook Island Vision Statement

Seabrook Island is a private residential community with lifestyle amenities for all ages where homeowners control their own destiny and, with their guests, share a unique sense of belonging in a natural, forested, ocean-front environment. Recreation and leisure facilities are provided for the use and enjoyment of the Seabrook Island Community.

The 3 Essentials for Sustainability on Seabrook Island

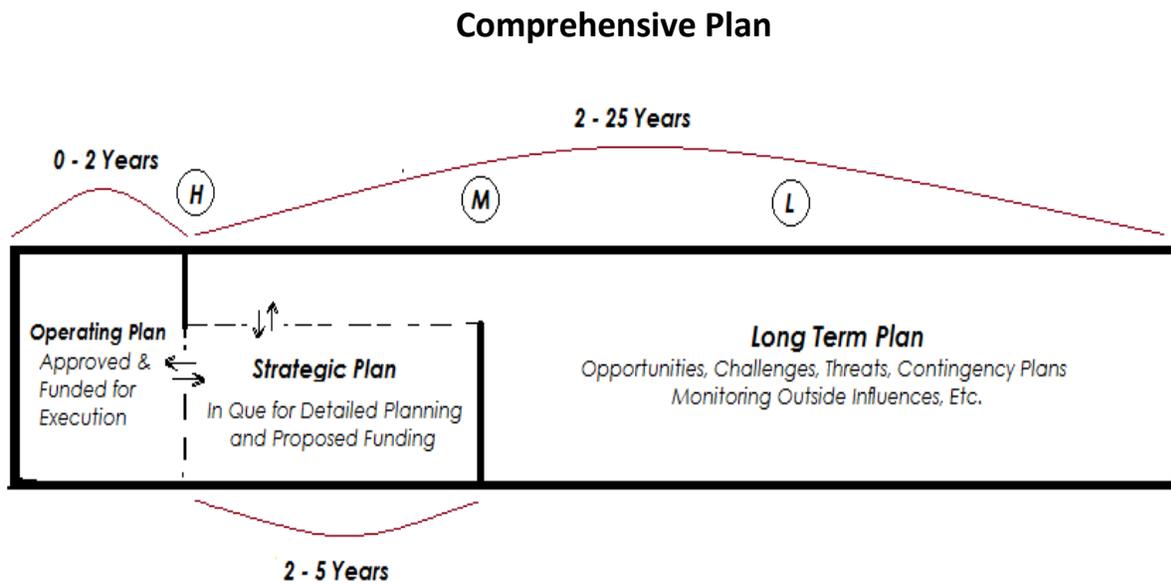
- I. Quality of Life
- II. Healthy Environment
- III. Economic Vitality



Goals

- A. Continue to enhance the experiences of the Seabrook Island Community.
- B. Manage and improve both the built and natural environment of Seabrook Island and seek a balance between the two.
- C. Ensure the financial stability of Seabrook Island through sound financial practices, marketing and management.

D. Through marketing, planning, and supporting traditions and events, ensure authentic experiences for owners and guests that enhance the economic sustainability of Seabrook Island.



The diagram above shows how these plan documents work together, with H/M/L referring to items of high, medium, and low priority.

SIPOA 2-25 Year Long Term Plan

The elements of the Long Term Plan (LTP) are organized by SIPOA's four Primary Goals. The most important/urgent elements of the LTP are the top Strategic Issues which the Planning Committee has identified. By "Strategic Issues" we mean existing or potential problems, opportunities, developments, risks, choices or questions that are not only important/impactful to Seabrook Island but also addressable in some fashion. SIPOA may or may not have the jurisdiction to address them. Where it can, SIPOA generates solutions, action plans, contingency plans, or, at the very least, closely monitors the intractable issues. Where it can't take unilateral action, SIPOA works with, or at least works to influence, the other parties involved. SIPOA can have been aware of them for years or an issue can, or could have, come out of left field with absolutely no warning.

The other elements of the LTP have been rated High (H), Medium (M) or Low (L) to indicate their relative ranking in terms of urgency/importance.

The current lead responsibility (in terms of SIPOA committee) for each element of the LTP is noted in brackets. Some elements may still need to be scoped out and better defined before action can be taken and responsibility allocated, in which case the Planning Committee will assume interim responsibility for the scoping and definition.

The current ranking of the Top Strategic Issues by the Planning Committee is as follows

1. Given the major planning assumption that local sea level will continue to rise. Along with more frequent storms and flooding events, which will have specific application to the LT plans. The GOMC will continue to develop plans which deal with increased flooding as it affects new and existing infrastructure. It also includes all types of properties where increased flooding events have occurred. (GOMC)
2. Educate residents on the challenges/opportunities associated with housing in disrepair and develop a plan to encourage residents to improve overall appearance in terms of curb appeal (building maintenance, landscaping, etc.). (ARC)
3. Evaluate the mobility of cars, bicycles, and pedestrians throughout the island. Coordinate activities with infrastructure upgrades and replacements (#2) to complete in a financially sound manner. (PC) (with input from GOMC and S & S as needed)
4. Revisit SIPOA staffing levels given the prospect of higher growth rates and more comprehensive maintenance scenarios on Seabrook Island. (Admin.)

The elements of the 2 – 25 Year Long Term Plan are organized by SIPOA’s four Primary Goals. The most important/urgent elements of the LTP are the top Strategic Issues which the Planning Committee has identified for action. These issues are in line for the detailed planning required to be considered for funding.

Strategic Issue, H High, M Medium, L Low = degree of importance/urgency

() = potential lead committee/organization responsibility

A. Continue to enhance the experiences of the Seabrook Island Community.

1. Strategic. Evaluate the mobility of cars, bicycles, and pedestrians throughout the island. Coordinate activities with infrastructure upgrades and replacements (#2) to complete in a financially sound manner. (PC) (with input from GOMC and S & S as needed)
2. H. Improve beach access (to and from) for all Seabrook Island residents and guests. (GOMC)
3. M. Upgrade SIPOA Information Technology (IT) Systems and methods of information dissemination. (Comm)
4. L. Review the data gathering activities of the PC (appendix 1). Include types of data to be gathered, methods used, and 5-year schedule. (PC)
5. Strategic. Revisit SIPOA staffing levels given the prospect of higher growth rates and more comprehensive maintenance scenarios on Seabrook Island. (Admin.)
6. H. Pursue and evaluate options for upgraded communication (video, voice, data) technologies (wired and wireless options, gigabit connectivity infrastructure etc.) island-wide. (PC)

B. Manage and improve both the built and natural environment of Seabrook Island and seek a balance between the two.

1. Strategic. Educate residents on the challenges/opportunities associated with housing in disrepair and develop a plan to encourage residents to upgrade/renew homes and villas in disrepair. (ARC)
2. M. Study the incorporation of alternative energy technologies into SIPOA facilities and vehicles where cost effective e.g. solar, wind, electric vehicles, etc. (GOMC)
3. L. Planning for buildout. In collaboration with the Town, Utility Commission, Camp St Christopher, Bohicket Marina and the SI Club, assess the projected impact to community infrastructure, facilities and operations that will occur if

an additional 200-400 homes and a few villas are built within the next 10 to 20 years. (PC)

4. H. Separate from, and more pressing than, “planning for buildout”, revisit the capacity and utilization of the Lake House and Oyster Catcher facilities in the light of increasing demand for community, recreation, and fitness activities. (ACT)
5. Strategic. Given the major planning assumption that local sea level will continue to rise. Along with more frequent storms and flooding events, which will have specific application to the LT plans. The GOMC will continue to develop plans which deal with increased flooding as it affects new and existing infrastructure. It also includes all types of properties where increased flooding events have occurred. (GOMC)
6. H. Create a long term (25 years) waterfront (lakes, creeks, lagoons, marsh banks) plan for maintaining / enhancing attractiveness with clear responsibilities (SIPOA with coordination with SIC and Town of SI) for addressing the issues likely to arise from silting, tidal flooding, erosion, sea level rise, etc. considering the current/potential impacts of climate change. (Env)

C. Ensure the financial stability of Seabrook Island through sound financial practices, marketing and management.

1. H. Create an ongoing property value analysis history using annual inputs from SIRE and Charleston County real estate analysts. (PC)
2. M. Establish and grow a disaster fund that would fund SIPOA expenses associated with reestablishing the Seabrook Island community in the aftermath of a major hurricane, a significant storm surge, a tornado strike or an earthquake. (FIN)

D. Through marketing, planning and supporting traditions and events, ensure authentic experiences for owners and guests that enhance the economic sustainability of Seabrook Island.

1. H. Ensure continuity of volunteer leadership and volunteer organizers for these events. (Admin)
2. H. Continue to develop PR/Communications/Website initiatives to help drive economic viability. (Admin)

SIPOA 2-5 Year Strategic Plan

The elements of the 2 – 5 Year Strategic Plan are organized by SIPOA's four Primary Goals. The most important/urgent elements of the LTP are the top Strategic Issues which the Planning Committee has identified for action. These issues are in line for the detailed planning required to be considered for funding.

A. Continue to enhance the experiences of the Seabrook Island Community.

1. Strategic. Evaluate the mobility of cars, bicycles, and pedestrians throughout the island. Coordinate activities with infrastructure upgrades and replacements to complete in a financially sound manner. (PC) ((with input from GOMC and S & S as needed))
2. H. Improve beach access to for all Seabrook Island residents and guests. (GOMC)
3. Strategic. Revisit SIPOA staffing levels given the prospect of higher growth rates and more comprehensive maintenance scenarios on Seabrook Island. (Admin.)
4. H. Review the data gathering activities of the PC (appendix 1) before the 2019 plan is complete. Include types of data to be gathered, methods used, and 5-year schedule. (PC)

B. Manage and improve both the built and natural environment of Seabrook Island and seek a balance between the two.

1. Strategic. Given the major planning assumption that local sea level will continue to rise. Along with more frequent storms and flooding events, which will have specific application to the LT plans. The GOMC will continue to develop plans which deal with increased flooding as it affects new and existing infrastructure. It also includes all types of properties where increased flooding events have occurred. (GOMC)
2. Strategic. Educate residents on the challenges/opportunities associated with older housing stock and develop a plan to encourage residents to upgrade/renew homes and villas in disrepair. (ARC)
3. H. Create a long term (25 years) waterfront (lakes, creeks, lagoons, marsh banks) plan for maintaining / enhancing attractiveness with clear responsibilities (SIPOA with coordination with SIC and Town of SI) for addressing the issues likely to

arise from silting, tidal flooding, erosion, sea level rise, etc. considering the current/potential impacts of climate change. (Env)

4. H. Separate from, and more pressing than, “planning for buildout”, revisit the capacity and utilization of the Lake House and Oyster Catcher facilities in the light of increasing demand for community, recreation, and fitness activities. (ACT)

C. Ensure the financial stability of Seabrook Island through sound financial practices, marketing and management.

1. M. Create an ongoing property value analysis history using annual inputs from SIRE and Charleston County real estate analysts. (PC)

D. Through marketing, planning and supporting traditions and events, ensure authentic experiences for owners and guests that enhance the economic sustainability of Seabrook Island.

1. H. Ensure continuity of volunteer leadership and volunteer organizers for SI events. (Admin)
2. H. Continue to develop PR/Communications/Website initiatives to help drive economic viability. (Admin)

SIPOA 0-2 Year Operational Plan

A. Continue to enhance the experiences of the Seabrook Island Community.

1. Evaluate the mobility of cars, bicycles, and pedestrians throughout the island. Coordinate activities with infrastructure upgrades and replacements (#2) to complete in a financially sound manner. (PC) (with input from GOMC and S & S as needed)

Activities/Timeline (KPI)

Budget

2. Strategic. Revisit SIPOA staffing levels given the prospect of higher growth rates and more comprehensive maintenance scenarios on Seabrook Island. (Admin.)

Activities/Timeline (KPI)

Budget

B. Manage and improve both the built and natural environment of Seabrook Island and seek a balance between the two.

1. Strategic. Educate residents on the challenges/opportunities associated with older housing stock and develop a plan to encourage residents to upgrade/renew homes and villas in disrepair. (ARC)

Activities/Timeline (KPI)

Budget

2. Strategic. Given the major planning assumption that local sea level will continue to rise. Along with more frequent storms and flooding events, which will have specific application to the LT plans. The GOMC will continue to develop plans which deal with increased flooding as it affects new and existing infrastructure. It also includes all types of properties where increased flooding events have occurred. (GOMC)

Activities/Timeline (KPI)

Budget

C. Ensure the financial stability of Seabrook Island through the sound financial practices, marketing and management.

D. Through marketing, planning and supporting traditions and events, ensure authentic experiences for owners and guests that enhance the economic sustainability of Seabrook Island.

1. Continue to develop PR/Communications/Website initiatives to help drive economic viability.

Activities/Timeline (KPI)

Budget

Appendix 1

Data Gathering

Data Gathering remains an important and essential activity of the Planning Committee. To ensure that the SIPOA is responsive to the needs of the community and continues to move in a positive direction, data must be collected and evaluated. Collection of information and data from the island population and sub-groups is important in any planning process. The Data Gathering and Analysis Subcommittee of the Planning Committee has been charged with these activities. The following plan helps to ensure that information is gathered from as many varied groups on Seabrook Island as possible. However, single-issue surveys can be conducted at any time to gather needed information for the board and/or any SIPOA committee.

	Year 1	Year 2	Year 3	Year 4	Year 5
Frequency	2019	2020	2021	2022	2023
Size	2-3 Groups	Full	Full	Full	2-3 Groups
Process	Focus Groups	Survey	Property Owner Retreat	Survey	Focus Groups

Appendix 2

Evaluation

The evaluation of this or any strategic plan is paramount if it is to remain relevant and continue to guide growth and development on Seabrook Island. The following steps will help to ensure that a complete and comprehensive evaluation takes place on an annual basis:

- A. Semiannually (mid and end of year), a progress report will be made by the executive director to the Planning Committee regarding the current plan in place. This report will include, but not be limited to, current achievement of the approved KPI's.
- B. The PC will provide a report to the Board of Directors at their next meeting regarding the progress of the plan.
- C. Changes to the plan (add or eliminate activities, change timeline, change budget, etc.) can be initiated by the Board of Directors, Lead Committee, Planning Committee, or executive director.
- D. Any changes must be approved by the Board of Directors.

Appendix 3

All issues on this list has been identified as being Strategic or Important and placed in this list due to inaction over the past year. These issues may be returned to the Strategic Plan if a committee creates activities/timelines/budget that work towards accomplishment.

- A. Identify Seabrook Island-specific living costs and property values and benchmark them against other relatively similar, private communities on the SE coast.
- B. Identify the key metric(s) for tracking Seabrook's relative and absolute attractiveness over time. Note: "attractiveness" is defined in terms of the demand for what Seabrook offers across all its dimensions (natural environment, housing, infrastructure, community, recreation, accessibility, security, etc.
- C. Initiate planning for redevelopment contingency plans for Seabrook Island in the event that there is a high-level of damage by a major hurricane (Cat 4 or 5) and/or storm surge or tornado or earthquake.

Appendix 4

IMPORTANT: Routine or operationalized actions established in previous plans. Maintenance of the list ensures that SIPOA does not lose sight of these actions and that monitoring of each one continues.

- A. Continue to maintain and improve as needed, island security.
- B. Improve recreational opportunities for all age groups.
- C. Establish, update and fund (as part of SIPOA's capital reserve replacement study) an ongoing plan for upgrading/maintaining/sustaining SIPOA's physical streetscape infrastructure (street furniture, street lighting, etc.).
- D. Insure that funding for events valued by the community, supporting of traditions and enhancing "authentic experiences" continue.
- E. Insure the continuity for events valued by the community through the efforts of staff and volunteers.
- F. Maintain the SIPOA storm water handling systems (principally pumps and piping) to insure it is available and operational and it achieves the highest level of FEMA Flood Insurance discounts for all property owners.
- G. Be alert to potential changes in local, state and federal government regulations affecting the beaches and act to mitigate any negative impact.
- H. Communicate to property owners the relevant portions of Seabrook Island's Emergency Preparedness Plan. Include the Town of Seabrook Island's plan for identifying vulnerable residents and the Emergency Evacuations Assistance Guide provide by Charleston County.
- I. Continue to monitor and act where possible to mitigate rising flood and wind/hail insurance costs.
- J. Explore and take action if justified to change Seabrook's FEMA CRS (Community Rating System) to maximize property owner flood insurance discounts.
- K. Continue to look for opportunities to reduce cost and redundancy with the Town and the Club by sharing operations.
- L. Review ARC policies and Procedures in anticipation of receiving applications for modifications to existing structures to meet changing Flood Insurance Requirements. Consider modifications to the ARC P&P if any modifications are clearly needed.
- M. Identify the potential impact of having additional "protected habitat" designations affecting the Seabrook Island shoreline (e.g. changes in: permit application complexity, expense of biological monitoring requirements, possible restriction of use of the beach by humans, etc.).
- N. Regularly contribute to the maintenance of the Beach Management Plan and accrue the LT funding necessary to execute the plan.(ENV/GOMC)
- O. Regularly update the LT plan for new infrastructure and accrue the LT funding necessary to execute the plan. (GOMC)

- P. Regularly update the Capital Reserve Plan for relocating Captain Sam’s Inlet, raising and resurfacing roads, road drains and replacing/upgrading existing infrastructure and accrue the LT funding necessary to execute the plan. (GOMC) (Fin)
- Q. Consider best practices from other coastal communities and FEMA and incorporate those into future updates of the SI Emergency Preparedness Plan. (PC/Executive Director)
- R. Create a long term (25 years) waterfront (creeks, lagoons, marsh banks) plan (using the town’s Beach Management Plan) for maintaining / enhancing attractiveness with clear responsibilities (in coordination with SIC and Town of SI) for addressing the issues likely to arise from silting, tidal flooding, erosion, sea level rise, etc. considering the current/potential impacts of climate change.

Appendix 5

Issues or suggested items currently classified low priority and removed from the Comprehensive Plan because of limits on time and/or resource.

- A. Study the issue of Aging in Place (AIP) and how it affects the Seabrook Island Community and the programs and services provided.
- B. Evaluate the feasibility, need for electric vehicle charging stations in parking areas and determine rules and regulations.
- C. Develop and implement a comprehensive lighting plan for the community as new technologies become available.
- D. Examine the issues of revenue raised from fees and taxes on franchises, activities and services “behind the gate” and expenditures benefiting those “behind the gate” because of legal constraints.