

November 2019 Committee Summary Reports

These Committee Summary Updates are not meant to take the place of the Committee Meeting Minutes, but instead to provide an update to our property owners on what topics/ projects CSA Committees are working on/considering for recommendation to the CSA Board of Directors.

Collected from CSA Committees as of the 11/5/19 CSA Communications Committee Meeting

Communications Committee, Barry Barth/ Amanda Sutcliffe-Jones

Exploring

1. As budget allows, continue to explore opportunities for increase community involvement and engagement

Evaluating

1. Options to improve Community Coffee Format
2. Ways to improve current SeaPinesLiving.com website to make it more user friendly

Executing

1. CSA and ASPPPO Board of Director Elections (Class A and Class B)- Ballots mail Nov.1- postmark deadline for return is Dec. 1
2. Assisting with Sea Pines ARB Board Appointment Communications
3. Developing draft agenda and scheduling presenters for November 2019 Community Coffee
4. Assisting with communications for various CSA managed projects (Example Lighthouse Road Resurfacing Project)
5. Beginning development of phase 2 of the Wildlife Guide
6. Preparing to execute communications campaign for returning ballots by Dec 1 deadline
7. Executing communications for upcoming community events:

Sea Pines Community Coffee
Wednesday, November 6 | 9:00 am
Sea Pines Community Center
71 Lighthouse Road | Suite 120

Medicare Education Workshop
Friday, November 8
10:00 am - 12:00 pm
Sea Pines Community Center
71 Lighthouse Road | Suite 120

9th Annual Bonfire
Friday, November 8

4:30-7:30 pm
Fish Island in the Sea Pines Forest Preserve

US 278 Gateway Corridor Committee
Community Presentation
Wednesday, November 13 | 10am - 11am
Sea Pines Community Center
71 Lighthouse Road | Suite 120

Community Shredding Event
Thursday, November 14 | 8am - 11am
Community Center Parking Lot
71 Lighthouse Road | Suite 120

ASPPPO Board Meeting
Thursday, November 14 | 9am
Sea Pines Community Center
71 Lighthouse Road | Suite 120

CSA Board Meeting
Tuesday, November 19 | 3pm
Sea Pines Community Center
71 Lighthouse Road | Suite 120

Finance Committee, Stu Rodman/ Victoria Shanahan

Exploring

- Town Storm Water Reimbursement
- Special Tax District Legal Opinion
- Financial Reporting Format Revisions

Evaluating

- Referendum Financial Impact Analysis
- 5 Year Expenditure Update
- 2020 Revenue Enhancements
- On-going Financial Analysis
- Financial Policies & Procedures Revision

Executing

- 2020 Budget
- Audit RFP

Gate Entry Committee - Cary Corbitt

Exploring

- We have been exploring the possibility of recommending all decal pricing to increase by \$20 to cover the offset the costs of then new decals with a chip embedded. This was decided to not move forward because we felt there was not enough resident benefit to justify the cost at this time.
- The Breeze Trolley task forces is still in discussion and no final recommendation is available.

Evaluating

- Victoria presented gate pass numbers compared to prior year which will determine if the \$8 gate pass goes to \$9. She also presented Bicycle fees through September, weekly short term pass sales through September, gate activity in sales through September.
- We discussed a recommendation to increase outside bike rental companies charge of \$1 per bicycle brought into Sea Pines to \$2. It was determined we needed additional data to make an informed decision.

Executing

- The committee **rescinded** the motion that was presented to the CSA board allowing fulltime residents a living in homes owned by their parents or children and long-term renters access to Tower Beach Club. The Board will vote to rescind this at their November 2019 meeting.
- The 2020 Trolley schedule has been finalized and new gate enter brochures will be ordered to support the three commercial entities and the 2020 trolley route map.
- The 2020 Beach trolley resolution sent to us from the Short-Term rental committee was approved and will move for CSA Board consideration.
- It was approved to not move forward on approving Hilton Ocean Oak Resort request to permit their guests entry into Sea Pines via bicycle.

Land Use Management Committee – Larry Movshin

Exploring

- Mechanism for cooperative effort by ARB and the LUMC to exercise authority to enforce community standards for land use management.
- Possible change to the Covenants to confirm and/or expand the authority of ARB and/or CSA to enforce land use management covenants.
- Procedure for LUM to inspect homes being sold and determine in advance of closing existence of any land use management violations, with possible fee structure imposed for such inspections where property has not previously been identified as non-compliant during “routine” neighborhood inspections.
- Possible lawsuit against property at 88 Lawton Road to enforce significant ongoing and ignored covenant violations, including recommendation to CSA and ASPPO to hire counsel to litigate the same.

Evaluating

- Purchase of SmartWeb IT system to significantly improve the ability for Land Use Monitor and LUMC to track potential land use management violations on a “real time” basis through resolution.

Executing

- After interviewing several candidates, an offer has been made to a candidate to fill the open Land Use Monitor position.
- Ongoing review of LUM investigations and notifications of non-compliance with land use management standards and, where appropriate, engaging through written communications with property owners to expedite remediation of identified violations.

Maintenance, Enhancement and Major Projects, JR Richardson

Exploring:

- Future road and leisure trail reconstruction and paving needs for Sea Pines
- Tree Care Program
- Lagoon Dredging and Bank Stabilization Program
- Lighthouse Road Leisure Trail- adding a leisure trail on the opposite side of the road from the existing trail, Sea Pines Drive to Harbour Town
- The Baynard Cove Outfall leisure trail railing needs replacing, requires significant amount of maintenance due to its age. The railing would be similar design to the Sprunt Pond railing
- Future landscape enhancements- community wide

Evaluating

- 2020 Business Plan/3 year Plan
- Leisure Trail – striping/markings.
- Reconstructing/Resurfacing Greenwood Drive- from Governors Road to Plantation Drive. Phase Two: Roadway and Drainage improvements.
- North Sea Pines Drive Reconstruction- Ocean Gate to Lighthouse Road
- Greenwood Drive- Sea Pines Circle to Club Course Drive
- Greenwood Drive Leisure Trail repairs
- Roadway Striping- Restriping Sea Pines Drive-Ocean Gate to South Beach, Greenwood Drive- Plantation Drive to Fraser Circle, Lighthouse Road- Sea Pines Drive to Fraser Circle

Executing

- Lighthouse Road Resurfacing/Construction- Drainage improvements, crosswalk re-alignment, roadway striping, asphalt paving, replace broken curbing
- Leisure trail resurfacing Plantation Drive, from Greenwood Drive to Lighthouse Road.
- Grounds Maintenance Services BrightView Landscape Services, Inc. -Contract to begin November 1, 2019

- Drainage/Storm water- Continuing to jet lines, cleaning catch basins, clear culvert ends removing debris.
- Continue to identify Storm Water system issues and report deficiencies to the Town of Hilton Head.
-Lawton Pump Station evaluation in progress
- North Sea Pines Leisure Trail Widening- Sea Pines Beach Club to Beach Lagoon Road – in progress.
- Executing roadway and leisure trail pothole repairs throughout Sea Pines.
- Irrigation repairs
- Holiday Display installation in progress.

Safety and Security Committee, Jim Kaskie

Exploring

- Developing an RFP for an outside consultant to review and audit our Security Program.
- Continuously reviewing and discussing ways to improve leisure trail safety, traffic control, and activities to promote the safety and security of our community.
- Discussing ways the proposed Visitor Center development can enhance gate controls and traffic flow.
- Developing stronger messaging strategies to communicate to our community topics such as bike safety, speeding, and wildlife management.

Evaluating

- Discussing and refining the report of the S&S subcommittee on Department performance regarding issues such as staffing, roles of Security versus the ARB in addressing issues; recruitment and retention of critical staff; and other like issues.
- Evaluating the scope of activities Security performs and discussing possible policy changes to address the “over users” of various services like house checks and home alarms chronically malfunctioning.
- Discussing ways to strengthen the enforcement of traffic rules with particular emphasis on addressing speeders on our roads.

Executing

- Making changes to leisure trail signage as determined by staff and our consultant’s recommendations.
- Making improvements to various segments of the leisure trails such as the work being completed in front of the Beach Club.
- Challenging the ARB about their role and need to enforce their policies versus our Security Staff.

Joint Short Term Rental, Bill Johnson, Beverly Serral

Exploring - long term solutions to beach club transportation

Evaluating - 2019 rental issues most notably beach trolley

Executing- proposal for 2020 beach trolley and updated rental rule guidelines and transmittal same to all managers and via SeaPinesLiving.com website

Special Projects and Operations, David Henderson

Exploring

- Soliciting volunteer property owners with relevant experience to assist Six Oaks Cemetery with marketing initiatives.

Evaluating

- Best practice for leisure trail pavement markings and regulatory signage at secondary crossings, based on professional evaluation and recommendation.

Executing

- Hurricane Dorian cleanup and repair within the Forest Preserve.
- Continued implementation of land management plan in the Forest Preserve.
- Obtaining Town permit for re-locating the Forest Preserve vehicular entrance to the existing service road located across from Lawton Stables.
- Obtaining cost estimates for potential new equestrian bridge over Lawton Canal.
- Mailing annual letter seeking contributions to the Sea Pines Forest Preserve Foundation.
- Planning for December 10th Holiday Open House at Tower Beach.
- Replacement/upgrade of charcoal grills at Tower Beach.
- 2020 budget requests for CSA, Forest Preserve and Six Oaks Cemetery.
- Replacement/upgrade of leisure trail regulatory signage at primary road crossings.
- New community programming series at the Sea Pines Community Center.