

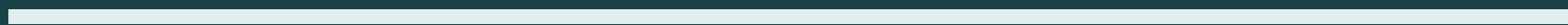
Sea Pines

COMMUNITY SERVICES ASSOCIATES

Three-Year

Strategic Accomplishments

2023-2025



Strategic Leadership & Operations

Governance:

- Established a **Traffic Task Force** to address community congestion concerns at the Sea Pines Circle and Greenwood Drive Gate
- Achieved successful legal defense in **Jinks v. Sea Pines Resort, LLC, et al.**, ratifying the 2020 Critical Infrastructure Referendum
- Implemented comprehensive Community Standards **Rules and Regulations for Commercial Contractors**
- Approved the **2025 Gate Agreement** and Amendment, introducing a \$10 Daily Pass for implementation in 2026
- Strengthened partnership with **The Town of Hilton Head Island**, enhancing communication and cooperation on matters affecting the Sea Pines community

Leadership & Staffing:

- Onboarded a new **Chief Operating Officer**, strengthening executive leadership
- Recruited and integrated a new **Controller**, enhancing financial management capabilities
- Successfully launched targeted **staff retention** initiatives, resulting in improved workforce stability and reduced turnover



Infrastructure Improvement Projects

Major Road & Stormwater Drainage Improvement Projects:

- Successfully completed the final phases of the **Sea Pines Drive** Infrastructure Improvement Project (Lighthouse Road to Lands End)
- Advanced the **Lighthouse Lane** Infrastructure Improvement Project through completion of two phases, with Phase 3 currently underway
- Began the critical **Otter Road and Fawn Lane** Infrastructure Improvement Project

Leisure Trail Projects & Improvements:

- Enhanced the **Plantation Drive Leisure Trail** from Lighthouse Road to the Stoney-Baynard Ruins
- Extended the **Greenwood Drive Leisure Trail** from the Sea Pines Welcome Center to the corner of 14 Greenwood Drive.
- Constructed the new **Club Course Drive/Ivy Road Leisure Trail**

Bridge & Beach Boardwalk Improvements:

- Completed the **Marsh Island Vehicular Bridge** Rehabilitation Project
- Replaced the **South Sea Pines Drive Leisure Trail Timber Bridge**
- Improved beach access & dune protection by replacing, widening, and extending **10 SPCSA beach boardwalks**



Stormwater Management

- Implemented comprehensive **lagoon bank stabilization** in the Live Oak Area
- Executed **strategic stormwater repairs** and improvements including ditch maintenance and lagoon sediment removal
- Partnered with the Town on **critical stormwater infrastructure** improvements
- Acquired **five high-flow tow-behind pumps** to proactively manage lagoon levels and enhance emergency response capabilities



Environmental Stewardship & Historic Preservation

- Invested in a **horizontal grinder** to optimize daily debris recycling operations and strengthen storm event preparedness
- Revitalized the historic **Stoney-Baynard Ruins** through comprehensive cleanup and enhancement initiatives including new fencing and pathway improvements



Community Services & Operations

Gate Operations & Traffic Management:

- Modernized gate operations with **credit card payment** capability, improving convenience and efficiency
- Installed **new directional signage** leading to Greenwood Gate, optimizing traffic flow

Communications:

- Streamlined weekly update emails to deliver timely, relevant information to community members
- Developed comprehensive annual reporting with integrated operational reports
- Launched a Quarterly Reporting Dashboard on the website, providing accessible performance metrics

Facility Improvements:

- Transformed the Front Office area into a service centric Community Connections Center, enhancing member experience

Sea Pines Forest Preserve:

- Facilitated the Fish Island donation to the Sea Pines Forest Preserve Foundation, strengthening community environmental assets
- Implemented comprehensive active land management strategies, including controlled prescribed burns and establishment of new meadow habitat

