

SIPOA  
Strategic  
Plan

January 10,

2022

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## ***Introduction***

The Seabrook Island community is idyllic in many ways but has a complex governance structure of which our Property Owner Association (SIPOA) is part. Complex systems require constant attention and planning to ensure they remain environmentally, economically and culturally vibrant. The framework of our organization is provided by the SIPOA Protective Covenants (our Constitution) and Bylaws. These documents lay the foundation for effective governance and our economic and environmental sustainability.

The “Planned Development District” (PDD) of Seabrook Island was initially approved by the Charleston County Council in 1971. In 1972 the Articles of Incorporation for SIPOA were filed. The Town of Seabrook Island (TOSI) was not incorporated until 1987 which allowed a couple of important changes from the past: it created TOSI’s ability to enact its own zoning and design standards, wresting control from Charleston County, and put an end to the then-developer’s County-approved plan to build high-rise structures along Seabrook Island Road. Incorporation also shut down commercial development behind the gate. The original PDD called for 1200 – 1600 single family homesites with 1400-1600 multi-family residences. Those numbers have changed but little since then and TOSI’s 2019 Comprehensive Plan calls for 1537 single family homes (including the PDD’s for Jenkins Point and others) and 1690 multi-family residences. The first beach club, the Seabrook Island Beach and Cabana Club (1973/74) was created for private membership. The Seabrook Island Club (SIC) has been, and is today, under separate management of a Board of Governors and the governance of Seabrook Island today is a shared responsibility of TOSI, SIPOA and SIC – three independent organizations each with its own sphere of responsibility. The Island One referendum amending the SIPOA Covenants required all new property purchasers on Seabrook Island (unless grandfathered) to become members of the SIC. These structures and requirements remain in place to this day.

This Strategic Plan addresses the long-term goals and objectives of SIPOA, as distinct from TOSI and SIC, and should be understood in context with the stated goals of the other two governing entities. SIPOA’s 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. Article II, Section 2.3 of the SIPOA Bylaws defines the purpose of SIPOA and the document further defines 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 the policies and rules and regulations within the community.

For all of its existence, the residents of Seabrook Island have reveled in Seabrook Island's natural beauty and have always had a strong impetus to preserve and renew this wonderful environment. In 2017, reflecting this strong environmental orientation, SIPOA became just the sixth worldwide and the first private community in South Carolina to be certified as an Audubon International Sustainable Community. To become certified, communities must develop and implement management practices and policies according to a community-driven Long-Term Sustainability Plan (LTSP). The plan has timelines and measurable goals addressing 14 focus areas, including wildlife conservation and habitat enhancement, water conservation, energy efficiency, health, and transportation. As a sustainable community, SIPOA makes decisions underpinned by the 3 Essentials - economic vitality, a healthy environment and quality of life.

One of the unique and most prized elements of the Seabrook Island environment is our beautiful beach. 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 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 shows that the natural environment remains a major reason for their purchase of property on Seabrook Island. Also, the maintenance of the natural environment is a contributing factor to the economic vitality of our community. 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.

Further validation of our focus on the three "Essentials (see below)" is given by SIPOA's designation as a "Blue Ribbon Community" by the Community Associations Institute (CAI). This CAI program recognizes communities that develop and maintain standards, encourage community participation, maintain fiscal stability and positively impact quality of life for residents.

SIPOA's Strategic Plan defines the long-term goals and objectives that are set by the SIPOA Board of Directors, the Standing Committees of SIPOA and the SIPOA Administrative Staff. Each of these strategic goals has been developed by one of these three entities, incorporated into the Plan by SIPOA's Long Range Planning Committee and finalized by SIPOA Board of Directors approval. Each Goal is fleshed out with a Context statement describing the background and rationale behind the Goal. Each Goal also elaborates Milestones that clearly identify targets for achievement during the next 1-2 years. These Milestones reflect the long-term strategic direction of the Goal and represent steps along the path to Goal achievement and provide a means for on-going measurement of progress. All of the Milestones are prepared and implemented by the Responsible Committee with support as indicated from other Committees and the

SIPOA Board.

The annual SIPOA operating budget incorporates inputs from the Standing Committees and Administrative Staff and is aligned with Strategic Plan Goals by reflecting approved Milestones. Once the operating budget is approved by the SIPOA Board of Directors and by the Seabrook Island Property Owners at SIPOA's Annual Meeting, the SIPOA Staff is responsible to execute the Operational Plan during the current year.

### *Strategic Plan Drivers*

*Seabrook Island Vision Statement Approved by the SIPOA Board of Directors in December 2021.*

*To be an idyllic ocean-front environment where neighbors collaborate to sustain and renew our island's natural beauty and experience a wonderful quality of life.*

### *SIPOA Mission Statement*

*SIPOA will strive to preserve property values and to enhance the quality of life for SIPOA Property Owners and their guests by:*

- *Providing for sustained economic vibrancy of the organization*
- *Being proactive stewards of the natural environment*
- *Ensuring a secure and architecturally attractive community*
- *Constructing and maintaining high quality infrastructure, facilities and amenities*
- *Striving for excellence in all operations*
- *Maintaining a culture of professionalism and open communications*

*The 3 Essentials for Sustainability on Seabrook Island (Our 3 Essentials mirror the 3 Pillars of the Audubon International Certifiable Sustainable Community)*

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

## SIPOA Strategic Goals / Responsibilities and Milestones - 2022

This section of the Strategic Plan identifies the key long-term goals that the Standing Committees and the Board have approved for this year's Strategic Plan update. Each Strategic Goal is accompanied by an assignment of responsibility – where there is shared responsibility the “Lead” Committee or entity is identified. Each Strategic Goal has been rated in terms of importance – i.e. STRATEGIC, HIGH or MEDIUM. Continuing a practice instituted in the 2021 Strategic Plan, Milestones are included for each Strategic Goal. Milestones are concrete objectives in support of the Goal that are targeted for completion during the coming 1-2 years. The timeframe for each Strategic Goal is variable – a Goal may be completed in a single year or it may continue for multiple years. Some of the Goals from last year's Plan have been completed and replaced with new Goals. Other Goals remain intact as they were or have been continued with some modification due to changing circumstance. The Milestones are specific targets that can be tracked and reported on regularly. Since our Strategic Plan is updated each year we have the ability to update these Milestones each year to keep them timely and relevant. The management of the Milestones is a shared one between the SIPOA Committees, the SIPOA Board, and SIPOA Administration. The operational work of our organization is with SIPOA Administration. The oversight and management of the long-term vision is with SIPOA Standing Committees and the SIPOA Board through the Policy Based Governance structure established in the SIPOA Bylaws.

The Strategic Goals themselves flow from the SIPOA Vision Statement and the SIPOA Mission Statement. The Vision Statement in this year's plan has been updated – the first revision of this statement since 2007. The achievement of some goals is not wholly within the purview of SIPOA. Where it is not possible to take unilateral action, SIPOA works with other stakeholders, like the Seabrook Island Club (SIC), and the Town of Seabrook Island (TOSI). As it can, SIPOA generates solutions, action plans, contingency plans or, at the very least, closely monitors important issues that are beyond our control.

There are two appendices to this year's plan:

- A spreadsheet where the Strategic Goals are summarized in a format that can be sorted digitally in any way that a reader might wish – i.e. in terms of importance, responsible entity, etc.
- A report from an Ad Hoc subcommittee of the Long-Range Planning Committee (LRP) that summarizes the LRP's thinking about the major long-range issues (i.e. 10-15+ years) that are confronting Seabrook Island. The opening statement from that report is copied below as a final introductory comment to the body of the Plan itself:

***“The physical and cultural appeal, the sense of place felt by property owners of today and tomorrow is the essence of Seabrook Island. This includes every aspect of the environment, from the “front end” experience, to wildlife habitat protection, to mobility (migration patterns among buyers and visitors, traffic, parking, biking, walking), plus birding and boating. It includes the games we play and the facilities we play them in and all aspects of “beaching”, from walking to sunning, to swimming, to beach gatherings. Maintaining and bringing others into that atmosphere is essential to our entire community. We must continue to strike the right balance between development and maintenance of beauty, serenity and the preservation of our environment”***

## Strategic Goals for the 2022 Strategic Plan (10+ years)

The Strategic Goals are presented below in order of rated Importance – Strategic/High/Medium.

### **GOAL #1: Comprehensive flooding and drainage management**

**CONTEXT:** The biggest ongoing issue facing Seabrook Island is flooding (and its associated flooding mitigation efforts). The ongoing rehabilitation of the existing drainage infrastructure and the infrastructure improvements proposed in the Drainage Study are very important to both SIPOA and SIC.

**IMPORTANCE: Strategic Importance**

**RESPONSIBILITY: GOMC (Lead); SIPOA Board liaison with SIC**

#### **MILESTONES:**

1. Implement the recommendations of the 2020 Drainage Study as outlined in the implementation schedule.
2. Accelerate the implementation of the Drainage Study as regulatory approval and budget allow

### **GOAL #2: Study the capabilities and utilization of the Lake House and Oyster Catcher facilities and propose enhancements/upgrades to reflect forecasted demographic changes on Seabrook Island and maintain the competitiveness of Seabrook Island to comparable private beachfront communities.**

**CONTEXT:** Demographics of Seabrook Island residents are forecast to change with larger numbers of younger buyers purchasing homes on the Island. We need to ensure that SIPOA facilities remain attractive to these prospective buyers. Beach parking is becoming an increasing issue during peak summer rental periods. The Board authorized the Long-Range Planning Committee to establish a subcommittee to evaluate facility needs, based on study of current usage, projected demographics, future activity trends, and recreational, social and educational needs of the community.

**IMPORTANCE: Strategic Importance**

**RESPONSIBILITY: Long Range Planning (Lead); Facilities Subcommittee**

#### **MILESTONES:**

1. Explore options for upgrades to the Lake House and the Community Center
2. Engage outside expertise for recommendations and future expectations
3. Develop a proposal for the Board's consideration by November. Proposal to include "ballpark" cost estimates for several alternatives

**GOAL #3: Achieve broader participation of Seabrook Island Property Owners in SIPOA governance – both at Board and Committee levels.**

**CONTEXT:** It is in the best interest of SIPOA and all Seabrook Island residents to have active participation of homeowners in affairs that affect all of us. There are many very knowledgeable and extremely capable homeowners on Seabrook Island and it is vital to the long-term well-being of our community to leverage the skills and capabilities of our residents. Committee membership affords a great opportunity for homeowners to participate in Island affairs and to contribute in a meaningful way to on-going management and development. Board level participation is a more time-intensive undertaking, but with commensurate greater opportunity to participate in key decision-making that defines the future of Seabrook Island. With greater participation in Committees, it is only natural that there will be broader and more uniform appreciation of SIPOA affairs and initiatives as each participant will have greater knowledge and enhanced capability to explain these affairs to their friends and family.

**IMPORTANCE: Strategic Importance**

**RESPONSIBILITY: Nominating (Lead), Volunteerism Subcommittee**

**MILESTONES:**

1. Determine the causes and reasons hindering property owner volunteering and participation at the SIPOA Board and committee levels;
2. Determine the causes and reasons hindering property owner voter participation in Annual Meetings; and
3. Establish recommendations for improvements in volunteerism and Annual Meeting participation

**GOAL #4: Complete a comprehensive plan to upgrade and develop the front end of, and the approach to, Seabrook Island – the area stretching from Town Hall to the Lake House.**

**CONTEXT:** Upgrades to the front of Seabrook Island have been considered in the past (i.e. Sense of Place (SOP) report, Mobility Subcommittee of LRP) and preliminary efforts have been made to show concepts for development. This is a potentially major project that would have far-reaching benefits for all stakeholders in Seabrook Island. Referred to as “Entry Redesign” in the SOP report the scope of this project is one of the first things that would need to be defined (to include such things as traffic calming, road crossing safety, new bike paths, enhancement of Seabrook Island gate access, potential new amenities at the Entry to Seabrook Island, etc.) as it would be undertaken at the same time there are other important demands for capital investments. There were two major developments towards this Goal during 2021:

**IMPORTANCE: High Importance**

**RESPONSIBILITY: GOMC (lead); Safety & Security; LRP**

**MILESTONES:**

1. Initiate discussions with TOSI and SIC to involve all three parties in discussions about development in areas where all three parties have property ownership / responsibilities (initial meeting already held)
2. Establish a regular working group to share development plans already in place
3. Within the group initiate discussions regarding comprehensive, shared development of the front end of the Island, including development of a timeline plan for accomplishment

**GOAL #5: Enhance traffic safety throughout Seabrook Island (pedestrian, bicycle, vehicle).**

**CONTEXT:** Traffic on Seabrook Island remains an important issue requiring continual monitoring. Modes of mobility continue to expand with improvements in technology including Low Speed Vehicles (LSVs) and electric powered vehicles. At the same time, our population continues to grow and expands significantly on a seasonal basis. Whether we think about the potential impact on full time residents, part timers, family guests or vacationers, traveling around the island, whether as a necessity or for pleasure, is vital. To date we have been fortunate with a minimum number of serious accidents, however, the risk remains and multiplies with the increasing number of people and vehicles on our roads. Safety remains a principal concern for everyone on the island. Our ongoing, aspirational goal remains “zero critical incidents”.

**IMPORTANCE: High Importance**

**RESPONSIBILITY: Safety and Security**

**MILESTONES:**

1. Study the "re-branding" of the Safety and Security nomenclature to better reflect the services provided to the community and communicate the change to the residents.
2. Enforcement - continue to encourage compliance with SIPOA R&Rs and support the allocation of sufficient resources for this purpose.
3. Speed - study the existing speed profiles using the digital speed enforcement trailers (with speed displays off) to better understand the actual vehicle operating speeds on Seabrook Island Road, the Haulover, High Hammock and other corridors of concern as identified by residents. Define alternatives such as automated enforcement, reduced speed limits, traffic calming measures, etc., to cause operating speeds to be reduced.
4. Traffic Island - Study the existing traffic island rules and regulations as well as signage and pavement markings to enhance the safety around our traffic islands.
5. Assessments - Review the existing assessment values and determine if they are appropriate and adjust if necessary. Suggest it be modified to "Violations Assessments".
6. Communications - Work with the communications committee to develop 4 publications in 2022 regarding the safety and compliance of the rules and regulations of SIPOA.
7. Continue to look at opportunities to enhance bicycle and pedestrian safety.
8. Roadside Hazards - Look at conditions in the area of water crossings with little or no physical protection for motorists and/or pedestrians, including consideration for management of fishing from bridges.
9. Participate in the discussions for enhancements to the Island entrance outside of the gate and continue to participate in discussions regarding on-going design and future construction of Seabrook Island Road traffic and pedestrian improvements between the Gate House and the Lake House.
10. GOMC - Improve our working relationship with GOMC to allow us to more effectively fulfill our defined roles and responsibilities.
11. Assess and seek to improve data collection and analysis of key indicators of security performance, safety and perceptions of safety for SBI residents, guests and visitors. This could include developing longitudinal graphs on incidents, citations and security staffing levels as well as more detailed traffic speed and road safety measures.

**GOAL #6: Manage native wildlife species by striving for appropriate predator / prey ratios using such approaches as habitat modification and improvements.**

**CONTEXT:** Surveys of Seabrook Island’s property owners and visitors consistently show a high degree of appreciation for our natural attributes - our flora and fauna. Wildlife sightings routinely delight viewers of all ages. A healthy, well balanced wildlife population requires a healthy habitat. Unfortunately, this habitat shrinks with each new property development, so it is critical that we professionally manage that which remains. We must monitor the vitality of our wildlife population and habitat and recommend steps to protect it from degradation. A specific part of this endeavor must focus on our bobcat population, which has the added benefit of assisting in the control of the deer, squirrel and rat population

**IMPORTANCE: High Importance**

**RESPONSIBILITY: Environmental Committee**

**MILESTONES:**

1. Monitor Green Space properties donated to SIPOA for invasive species and tag for removal (in progress)
2. Develop articles for publication to help educate SIPOA community on the importance of balanced wildlife populations and importance of predators in controlling excess populations (on- going)
3. Continue to monitor second generation rodenticide use on Seabrook Island and work to reduce or eliminate its’ impact to critical predators such as owls and bobcats (in progress/future coordination with Kiawah Island biologists)
4. Develop opportunities with Camp St. Christopher to further the habitat restoration/management objectives for Seabrook Island wildlife populations (in progress)

**Goal #7 (NEW): Inventory SIPOA's natural habitat (aquatic and terrestrial) and develop and implement a plan to preserve and enhance the wildlife habitat contained therein.**

**CONTEXT:** In SIPOA surveys Property Owners tell us that the "natural environment" of Seabrook Island is one of our most treasured attributes. Being good stewards of the environment mandates that we take special care of the small portion of property which is left undeveloped. At current development rates, Seabrook Island will be approaching buildout in the next 10 to 15 years. SIPOA will consider ways to partner or assist the Seabrook Island Greenspace Conservancy (SIGSC) and/or other partners in their efforts to bring more property under green space protection. This would be in keeping with our commitment to being a sustainable community and fostering continuity and well-being of the diversity of wildlife on the Island. It would also be consistent with our objectives for flood control during major rain and storm events.

**IMPORTANCE: High Importance**

**RESPONSIBILITY: Environmental Committee**

**MILESTONES:**

1. Collaborate with SIPOA to develop a document which provides governance and ecosystem management on the green space habitat.

2. Recommend a map of current and future potential green space properties that would provide the best potential habitat corridors for wildlife.
3. Review existing lake management documents and identify any needs for protection and/or enhancements.
4. Complete the annual deer survey and develop a management recommendation that supports the long term health of our deer population.
5. Identify the invasive species on Seabrook most destructive to the natural habitat (plant and animal) and develop a plan for greater public awareness and the reduction of such species on SIPOA owned and managed properties. Engage summer interns in this process.

**GOAL#8 (NEW): Support the communication needs of the SIPOA Board of Directors, and SIPOA Committees, and Property Owners:**

- **Assist new Property Owners to understand and enjoy all aspects of community life on Seabrook Island**
- **Develop educational materials on SIPOA Policies and Procedures responsive to questions and concerns of Property Owners**

**CONTEXT:** The Communications Committee is a Special Committee of SIPOA. It is a service Committee that is charged to fulfill communications initiatives and needs of the SIPOA Board of Directors, SIPOA Committees, and SIPOA Administration. Each year the Committee develops priorities based on inputs from these groups and from the Committee’s members. Each year during the Strategic Plan updating process, the Communications Committee solicits “special” needs from their constituency – the SIPOA Board of Directors, SIPOA Committees and SIPOA Administration. These special needs are over and above the Committee’s usual task of supporting the existing SIPOA communications tools – such as Currents, Tidelines, etc. Goals proposed for 2022 are the ones shown above.

**IMPORTANCE: High Importance**

**LEAD RESPONSIBILITY: Communications Committee**

**MILESTONES:**

1. Enhance the current Orientation Process by adding:
  - Welcome ambassadors who focus on the social (non-governance) new property owner experience (month/yr)
  - Remote zoom and in-person new property owner events coordinating with SIC and the SIPOA Activities Newcomers Reception Subcommittee (month/yr)
2. Create educational video and material for:
  - SIPOA Welcome Package content (month/yr)
  - SIPOA Gate Access addressing the system, common myths, and both property owner and rental pass procedures (month/yr)
  - Behind The Scenes Tour content (month/yr)
  - Flood Education Program (month/yr) additionally an in-person event (month/yr).

**GOAL #9: Ensure SIPOA staffing levels commensurate with providing high levels of service.**

**CONTEXT:** SIPOA staffing has not kept pace with the growth in the volume of work required over a long period of time. We have been underinvesting in our organization. As a result, there is limited organizational back-up capacity, redundancy, and organizational depth. We have struggled, and continue to struggle, to recruit staff. Normal operations strain the organization as Seabrook Island continues to grow. For example, the capacity to undertake or support Board or Committee-commissioned projects is limited. We have a talented management team that needs help with implementation.

**IMPORTANCE: High Importance**

**RESPONSIBILITY: Board; SIPOA Admin (Lead)**

**MILESTONES:**

1. Fill vacancies in Admin office
2. Relocate Commercial Access annual pass office to Admin building
3. Add to ARC staff for improved enforcement and customer service/response time
4. Coordinate with Norred to review gate coverage/patrols during peak times

**GOAL 10: Improve and maintain safe beach access (to and from) for all Seabrook Island residents and guests. Improve beach parking (especially during peak periods), rest room facilities and showers.**

**CONTEXT:** The beach on Seabrook Island is viewed by a majority of residents and visitors as our most important asset. The number of access points to the beach has declined by two in recent years. Unfortunately, there is a lack of property on which to construct new access points (boardwalks or paths). It remains a Goal of SIPOA to be diligent to explore any and all opportunities that may arise to find additional beach access points. We also want to continually improve the parking situation, especially during summer months, which is also difficult given availability of space/property. Beach amenities such as rest room facilities and showers should be further developed, as possible, on an on-going basis.

**IMPORTANCE: High Importance**

**RESPONSIBILITY: GOMC (Lead); Long-Range Planning Committee**

**MILESTONES:**

**GOAL #11: Monitor the amount/intensity of rental activity on Seabrook Island. Establish trend lines and directions and learn as much as possible from how other similar communities have dealt with this issue.**

**CONTEXT:** Seabrook Island is, and has been since the early days of its development, a primarily residential community that has been very open to and welcoming of visitors. From early days when Convention business was a priority until today, there have been no restrictions on the rights of Property Owners to rent their units. Recently there has been much discussion regarding the level and growth rate of rental activity on the Island, as well as initiatives to put limits on this growth. The facts of the matter are not generally well understood – including the present and anticipated growth of rental activity on Seabrook Island and the consequences this may have for amenity/infrastructure usage, overcrowding and quality of life. Studying and monitoring of this will enable identification of trends and more accurate prediction of needs. Understanding the experiences of other communities may help anticipate potential issues and take prudent action.

**IMPORTANCE: High Importance**

**RESPONSIBILITY: Long-Range Planning Committee**

**MILESTONES:**

1. Contact key Rental Companies for data sharing
2. Establish information sharing with TOSI regarding business licenses for short – term rentals
3. Identify key metrics for practical monitoring of rental activity and begin monitoring

**GOAL #12: On-going measurement and benchmarking of Seabrook Island property values, demographics and amenities relative to comparable private beach front communities and develop initiatives with comparable private communities on topics of common interest.**

**CONTEXT:** Seabrook Island considers itself an upscale private beach front community. There are other such private communities, with and without beach access, that compete with Seabrook Island for investment by new Property Owners. Residents on Seabrook Island have the expectation that property values on Seabrook Island will maintain their position relative to these competing communities over time and perhaps even improve. In order to accomplish that it is necessary to understand on an on-going basis the services and amenities offered by competing communities, trends in those services and amenities and changing demographics in order to develop effective plans to maintain Seabrook Island’s competitive positioning. During 2021 we enlisted the cooperation of 5 other private beachfront communities and together produced the first “Coastal Community Benchmarking Report”. This is not intended as a “one-off” effort but rather a continuing one that will enable us to build further bridges and avenues of cooperation with the current partner communities and potentially to expand the scope of both the report and of the current group of 6 communities (including SIPOA).

**IMPORTANCE: Medium / High Importance**

**RESPONSIBILITY: Long-Range Planning**

**MILESTONES:**

**GOAL 13 (New): Monitor and recommend, as appropriate, incorporation of new and improved technologies of all kinds for Seabrook Island.**

**CONTEXT:** Sustainably managed communities make wise choices about technology. In our modern age, new technologies are developing and significant improvements to existing technologies are emerging every day. Whether it be sustainable/renewable energy sources, interconnectivity, high speed data transmission, transportation, improvements in infrastructure/household maintenance, entertainment, or other life-enhancing developments, it is an on-going activity of SIPOA to explore these developments to enhance the sustainability of our environment, our community and our quality of life. SIPOA should stay abreast of developments in these areas, consider their availability and applicability to our facilities and homes, and make our Property Owners aware of opportunities afforded by technological advancements.

**IMPORTANCE: Medium Importance**

**RESPONSIBILITY: Long-Range Planning (Lead); Environmental Committee**

**MILESTONES:**

1. Scan and define current and future Technology and Innovation (T&I) solution areas, key requirements and priorities.
2. Conduct a small focus group with a subset of interested property owners to capture the voices and priorities
3. Align relevant T&I questions based the focus group outcomes within the 2022 Annual Property Owner Survey
4. Evaluate vendor/solutions for the high priority T&I Solution areas, and also talk with like communities also engaged in T&I planning
5. Provide T&I planning recommendation to LRP and BOD for inclusion with Annual Property Owner feedback

**GOAL 14 (NEW): Streamline the ARC Committee and approval process through educating stakeholders (Owners and their Design Teams) regarding the necessary steps for proper completion and submittal of ARC applications**

**CONTEXT:** The average length of time of an ARC meeting has grown to 5-6 hours and often required a second day of meetings. This has caused the ARC to limit submissions to 6-7 per meeting causing a backlog of submissions. The most common cause of delay(s) is incomplete or inaccurate completion of application requirements. Incomplete applications and submissions that don't comply with the P&P cause unnecessary time and effort by committee members and staff before and during committee meetings as these need to be addressed. The cycle time for rejection and re-submittal of an incomplete application is 30-60 days depending upon the timing for preparation and re-submittal of the application. Given the current high level of applications being received by the ARC the Committee meets twice monthly for 5-6 hours each time and the time demands are trying – not only for Property Owners but for volunteers and staff who donate their time to the ARC and who often are blamed by Property Owners for the lengthy approval process – especially when there are delays. Everyone involved will benefit from Committee members and Staff reiterating with Design Professionals the importance of completing all requirements of each submission and insuring submissions comply with the P&P.

**IMPORTANCE: High importance**

**LEAD RESPONSIBILITY: ARC**

**SUPPORTING ROLES: Administration**

**MILESTONES: TBD by ARC**

# Appendix 1

## *Data Gathering*

Data Gathering is an important and essential activity for SIPOA. The Long-Range Planning Committee is charged to manage the Data Collection process on behalf of the SIPOA. This is necessary to ensure that the SIPOA understands and is responsive to the needs of the community and continues to move in a positive direction.

Every two years the LRP Committee will undertake an Island-wide survey of all Property Owners covering the full spectrum of SIPOA activity, facilities and amenities. A summary report will be prepared for Board approval and disseminated to all Property Owners. This survey is intended as a keystone for SIPOA's long-range planning and an essential element of the planning of each SIPOA Committee. The last such report was conducted in 2020 and the next one is scheduled to be done during 2022.

Collection of information and data from the island population and sub-groups is vital in any planning process. The following plan helps to ensure that information is gathered from as many varied groups on Seabrook Island as possible. Each SIPOA standing Committee may have specific needs for data collection and the SIPOA Board may as well. In order to make the process as efficient and the quality of data collected as uniform as possible, each such data collection activity will be run through the LRP Committee. The LRP will undertake to identify committee members and/or Property Owners with specific skills in this area to assist with data collection and analysis.

Single-issue "pulse" surveys can be initiated by the LRP at any time to gather more specific information for the board and/or any SIPOA committee.

## Appendix 2

REPORT OF THE AD HOC LRP SUBCOMMITTEE ON CONSOLIDATION OF LONG-TERM ISSUES/RISKS (10-15 year horizon) RAISED BY LRP MEMBERS – 07 July, 2021

The subcommittee suggests consolidating into three categories all the matters raised by the LRP members:

I. CONTINUE MAKING AND KEEPING SEABROOK ISLAND ATTRACTIVE AND APPEALING TO THE PROPERTY OWNERS AND TO POTENTIAL PROPERTY OWNERS [THE OVERALL ENVIRONMENT];

II. THE EXISTENTIAL ISSUE OF FLOODING;

III. THE CAP’N SAMS/KIAWAH RIVER CUT;

Each of these matters can be existential, in whole or in part, for Seabrook Island.

1. The physical and cultural appeal, the sense of place felt by property owners of today and tomorrow for Seabrook Island is its essence, its highest priority; to think or act otherwise threatens what we are. This includes every aspect of the environment, from the “front end” experience, to wildlife habitat protection, to mobility (migration patterns among buyers and visitors, traffic, parking, biking, walking), plus birding and boating. It includes the games we play and their facilities (golf, tennis, pickle ball, along with all aspects of beaching, from walking to sunning, to swimming, to beach barbeques. Beautification projects abound, and our pets are perhaps the most obvious element in our sense of place. Maintaining and bringing others into that atmosphere is essential to our entire community, yet commercialization always remains a challenge since beauty and serenity have costs.

There can/will be conflicts between various aspects of our broad, overall environment. Wildlife habitat protection may have problems with private property and long-standing landscaping. To list all the potential conflicts is a different report; but the conflicts are there and need to be identified.

2. The effect of uncontrollable flooding is obvious. Is there any planning that can or should be done to mitigate the effects of greater flooding due various causes: sea level rise, land subsidence, a higher water table, etc.?

3. The “Cut” is of such special importance that it warrants separate mention. Not making the cut appears certain to cause beach erosion that could change the nature of the island and even threaten properties. Moreover, our beach is part of what we are. It is not for us to address engineering, and funding, and political aspects of making the cut. But it is a challenge for the community, town, club and POA, to examine and plan for the possibility that the cut could not be made. Should we just wait it out? Should we do it ourselves? Are there plausible and affordable alternatives?

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None of these threats appear imminent or even likely. But each and all remain possible, and that is what long-range risk assessment/planning is all about.

We do not propose specific projects or solutions; most of those would be the responsibility of SIPOA committees and staff. Coordination with the town and the Club is desirable and frequently necessary. What we do recommend is that Long Range Planning initiate studies and actions that will confront these potential challenges.

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