

WHO  
DOES  
WHAT?



SIPOA  
TOSI  
SIC

Monday, May 12

# SIPOA

## WHAT DO WE DO?

[sipoa.org](http://sipoa.org)



SEABROOK ISLAND  
*Property Owners Association*

# WHAT DOES SIPOA DO?

**01.** **INFRASTRUCTURE** (SIPOA-owned roads, storm-water drainage), **MAINTENANCE AND ENGINEERING**

**02.** **GARBAGE, YARD DEBRIS & RECYCLING**

**03.** **LANDSCAPING & MOWING  
OF COMMON AREAS AND  
ROAD RIGHT-OF-WAYS**



# WHAT DOES SIPOA DO?

**04. OPERATION & MAINTENANCE OF AMENITIES:** Lake House, Oyster Catcher Community Center, Gatehouse, Administration Office, Garden Plots, Beaches (above high water line), Boardwalks, Trails, Lakes, Crab Dock/Kayak Launch.

**05. GATEHOUSE:** 24/7 Access Control, Patrols, Rules, & Enforcement

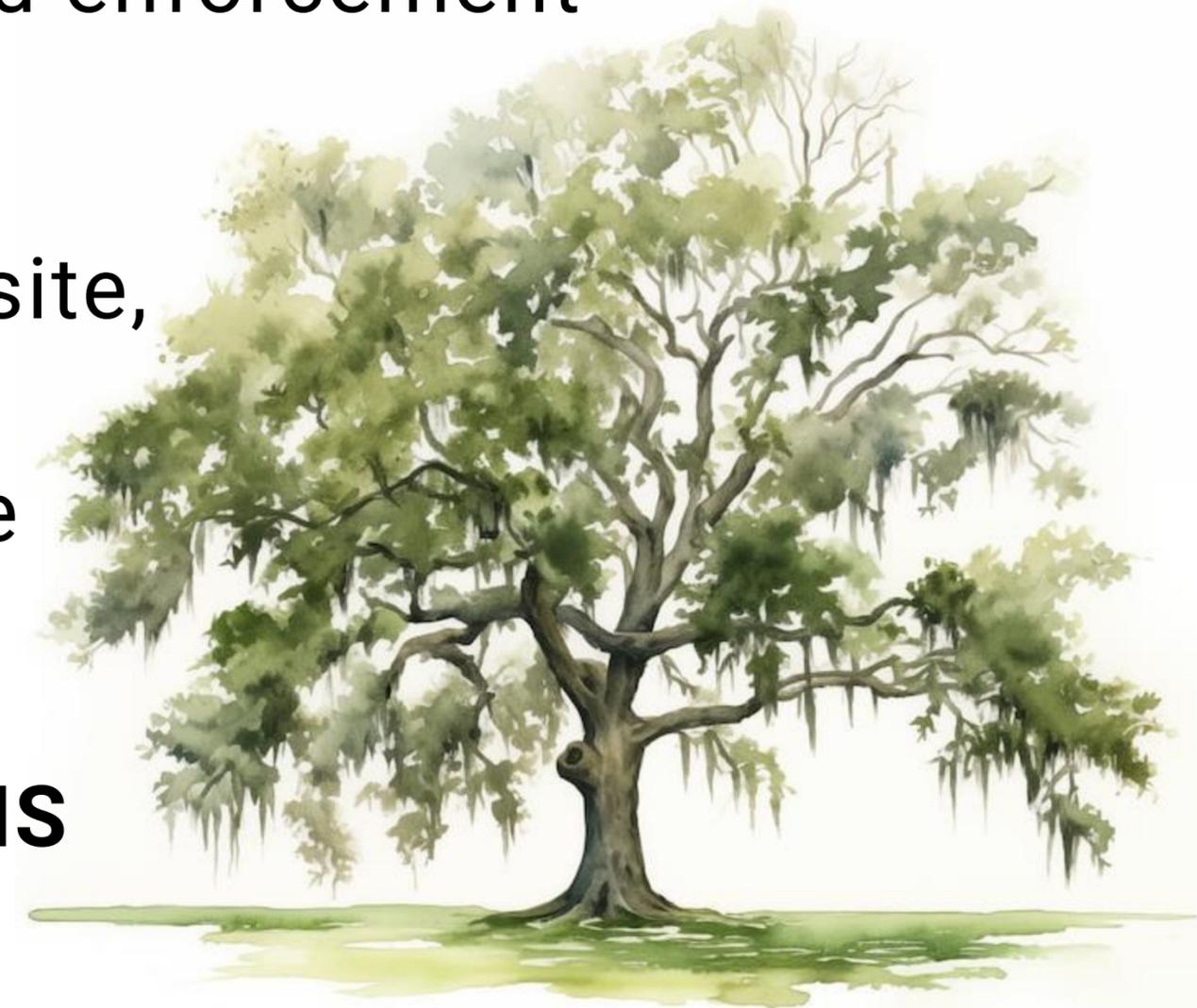


# WHAT DOES SIPOA DO?

**06. ARCHITECTURAL REVIEW COMMITTEE:** Review of plans (new construction, remodeling, landscaping, tree removal), routine inspections of properties, and enforcement of ARC Policies & Procedures

**07. COMMUNICATIONS:** SIPOA.org website, Weekly Highlights eBlast, *Currents*, Palmetto Pulse, Tidelines & Message Boards

**08. ASSOCIATION GENERAL OPERATIONS & GOVERNANCE**



# Get the Scoop

What does TOSI do?

[www.townofseabrookisland.org](http://www.townofseabrookisland.org)



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# Overview

- As a municipality, TOSI has those duties & responsibilities assigned to municipal governments under state law and as stated in our code of ordinances.
- Typical municipal functions include:
  - Public safety
  - Local infrastructure
  - Community services
  - Regulation and planning
  - Finance & Administration
- We are a small beach town in a hurricane prone area; therefore our focus is somewhat different from that of many towns.
- The Town of Seabrook Island has jurisdiction over all properties within the Town's boundaries. The Town's jurisdiction extends one mile into the ocean.



# Public Safety

- Beach Patrol
- Emergency Management / Response
- Code Enforcement
- AirMed Care Network



# Beach Patrol & Beach Rules

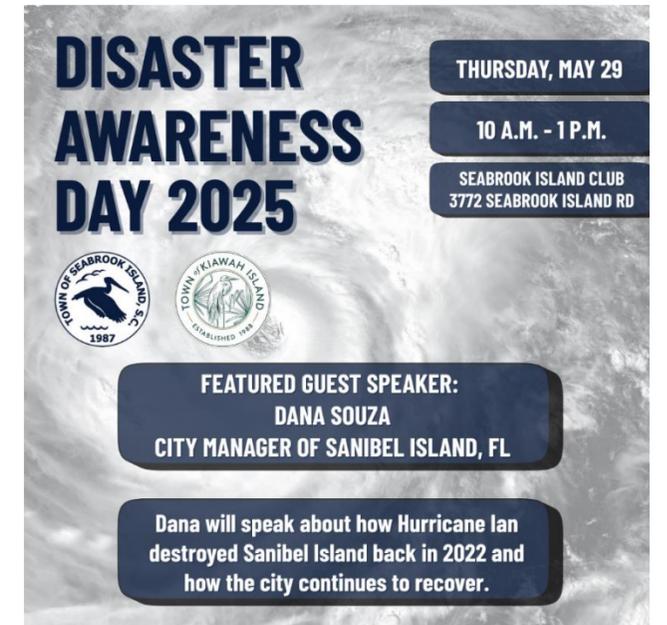
- TOSI contracts with Barrier Island Ocean Rescue
- Peak beach season rules run from April 1-September 30 – Beach Patrol personnel will be on the beach daily during this season.
- Beach patrol personnel are commissioned as Town Code Enforcement officers for the proper security and general welfare of beachgoers and others.
- All beach patrol officers possess an open water lifeguard certification and receive extensive first aid training.
- Members of Beach Patrol render a variety of services to beachgoers, including:
  - First aid assistance
  - Water rescue
  - Swim assistance
  - Boat assistance
  - Providing general information to the public





# Emergency Management & Response

- Since 2009 TOSI has maintained a Comprehensive Emergency Plan
  - Hurricanes / Tropical storms
  - Earthquakes
  - Tsunamis
  - Tornadoes
  - Etc.
- The CEP is in need of updating
- The purpose of the CEP is to better prepare for, respond and recover from a variety of disaster events, and to mitigate and ensure continuity of operations.
- Not intended to address the individual responsibilities of Town residents or property owners, or SIPOA, Seabrook Island Club, Camp Saint Christopher, or Bohicket Marina.
- The Disaster Recovery Council is comprised of representatives from a variety of community organizations and outside contractors seeking to enhance communication and coordination before, during and after an emergency event.
- Code Red: an emergency communication tool used to send out alerts via text message during a disaster event.
- On May 29 from 10 AM – 1 PM at The Club, the town is hosting Disaster Awareness Day – open to the public.





# Town Ordinance Enforcement

- The town's Code Enforcement Officers are responsible for identifying, investigating and enforcing violations of the town's [Code of Ordinances](#) and [Development Standards Ordinance](#) (DSO).
- Code enforcement portal on the home page of our town website to report violations.
- Tyler Newman, Chief Code Enforcement Officer  
(843) 768-9121  
[tnewman@townofseabrookisland.org](mailto:tnewman@townofseabrookisland.org)
- Mike Williams, Code Enforcement Officer  
(843) 768-9121  
[mwilliams@townofseabrookisland.org](mailto:mwilliams@townofseabrookisland.org)



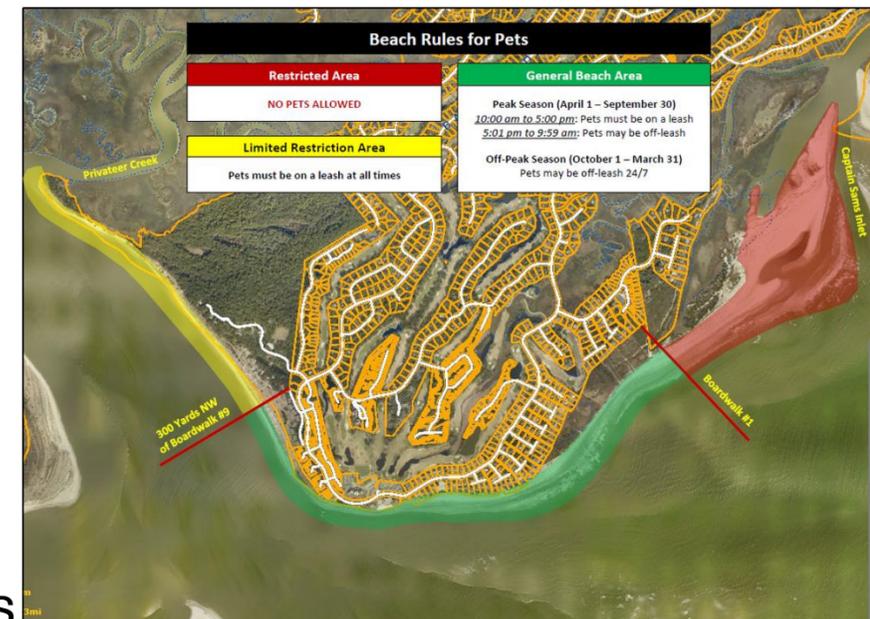
# AirMedCare Network

- Since 2016 TOSI has maintained an agreement with AirMedCare Network to provide benefits to covered persons for certain air medical transportation flights in Charleston County.
- Covered flights include flights provided by AirMedCare Network provider from any location in Charleston Co. to the closest appropriate medical facility.
- You are covered if you:
  - Own property within TOSI or
  - Reside with and are a member of the household of either of the above.



# Beach Management / Beach Rules

- Pursuant with the SC Coastal Tidelines and Wetlands Act TOSI is required to maintain and update every 5 years a Comprehensive Beach Management Plan.
- Our most recent update was adopted by Town Council on February 25, 2025, and has been submitted to the SC Dept. of Environmental Services for review and approval.
- The plan and update results from cooperative efforts of the Town, SIPOA, the Club and St. Christopher Camp.
- TOSI has more than 3.5 miles of beach. To protect public safety and preserve the beach's natural beauty, the Town adopted a Beachfront management ordinance regulating or prohibiting certain activities on the Town's beaches.
- Our beaches are pet friendly. Certain requirements have been adopted to ensure that all users can have a safe and pleasant beach experience. The beach is divided into 3 areas for the purpose of these rules:
  - Restricted Area – no pets allowed from Boardwalk 1 to Captain Sams Inlet
  - Limited Restricted Area – in front of St. Christopher Camp, pets must be leashed at all times.
  - General Beach Area – during peak season, pets must be leashed from 10 AM – 5 PM, off leash from 5 PM – 10 AM. During off peak season – pets can be off leash at all times





# Zoning Administration

- The official zoning map of the town designates the location and boundaries of the various districts established by the [Development Standards Ordinance \(DSO\)](#).
- Zoning Administrator: Tyler Newman  
(843) 768-9121  
[tnewman@townofseabrookisland.org](mailto:tnewman@townofseabrookisland.org)





# Business Licenses / Rental Licenses

- Every business wanting to operate within the town limits of Seabrook Island is required to obtain an annual business license and pay an annual tax for the privilege of doing business within the town.
- All owners or agents placing advertisements offering a residential unit in the Town of Seabrook Island for rent or lease shall clearly display the STR Permit number for that residential unit in the text of such advertisement

License and Permit Office: Nicole Nettles

(843) 768-9121

[nnettlles@townofseabrookisland.com](mailto:nnettlles@townofseabrookisland.com)



# Water / Sewer

- The water and sewer service is provided by the Seabrook Island Utility Commission, though all of the water and sewer assets and infrastructure are owned by the town.

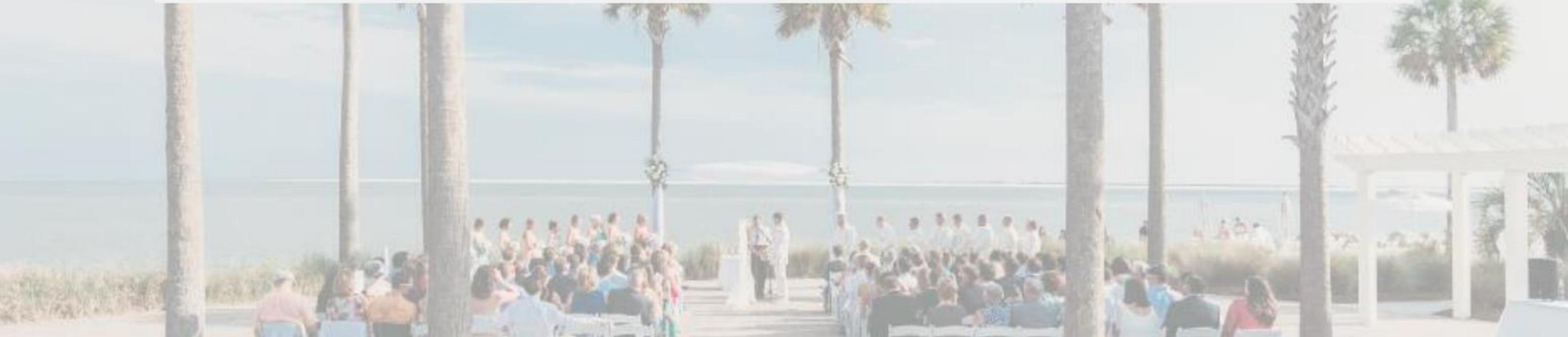


# Seabrook Island Club

Who are we?

# Seabrook Island Club Mission Statement

Our mission is to provide an elevated club experience within a member owned oceanfront club where the enjoyment of our members and guests is of the highest priority.



# Balance Between Member Experience and Cost

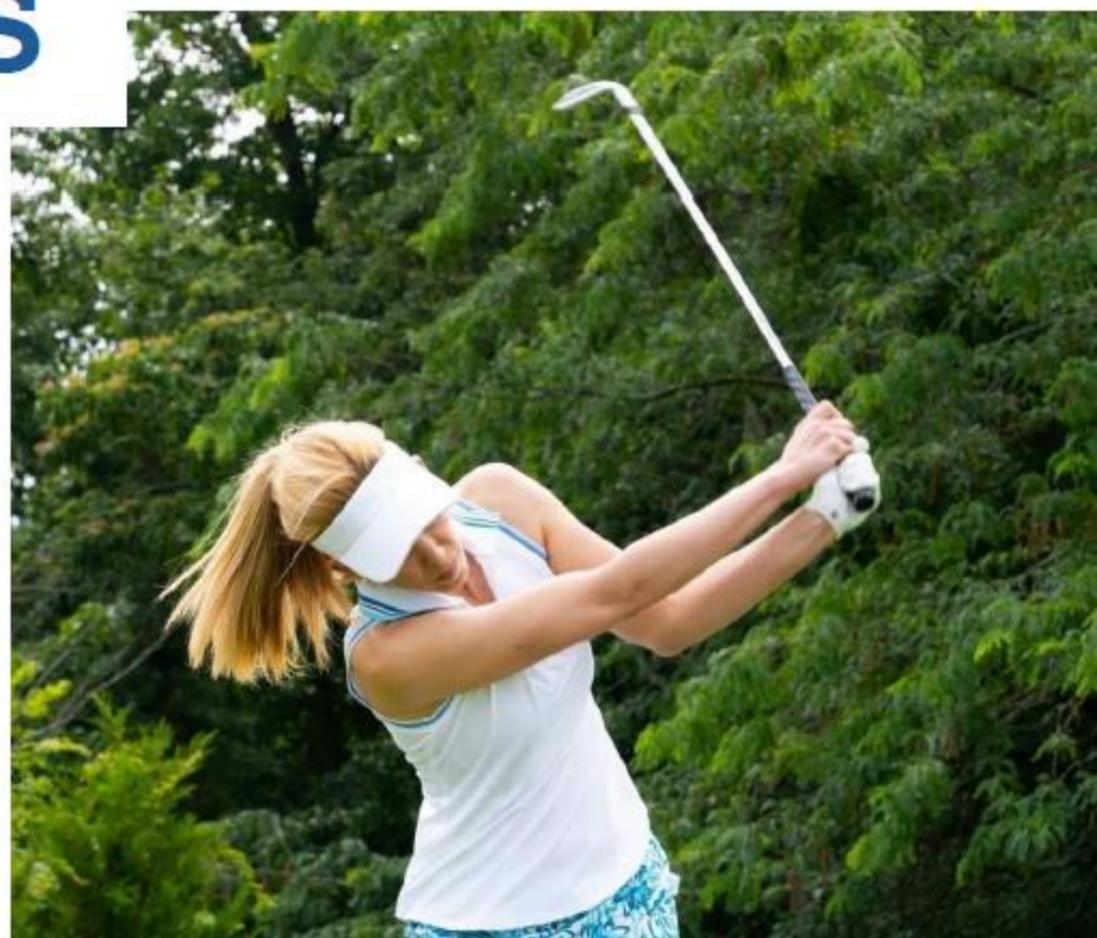
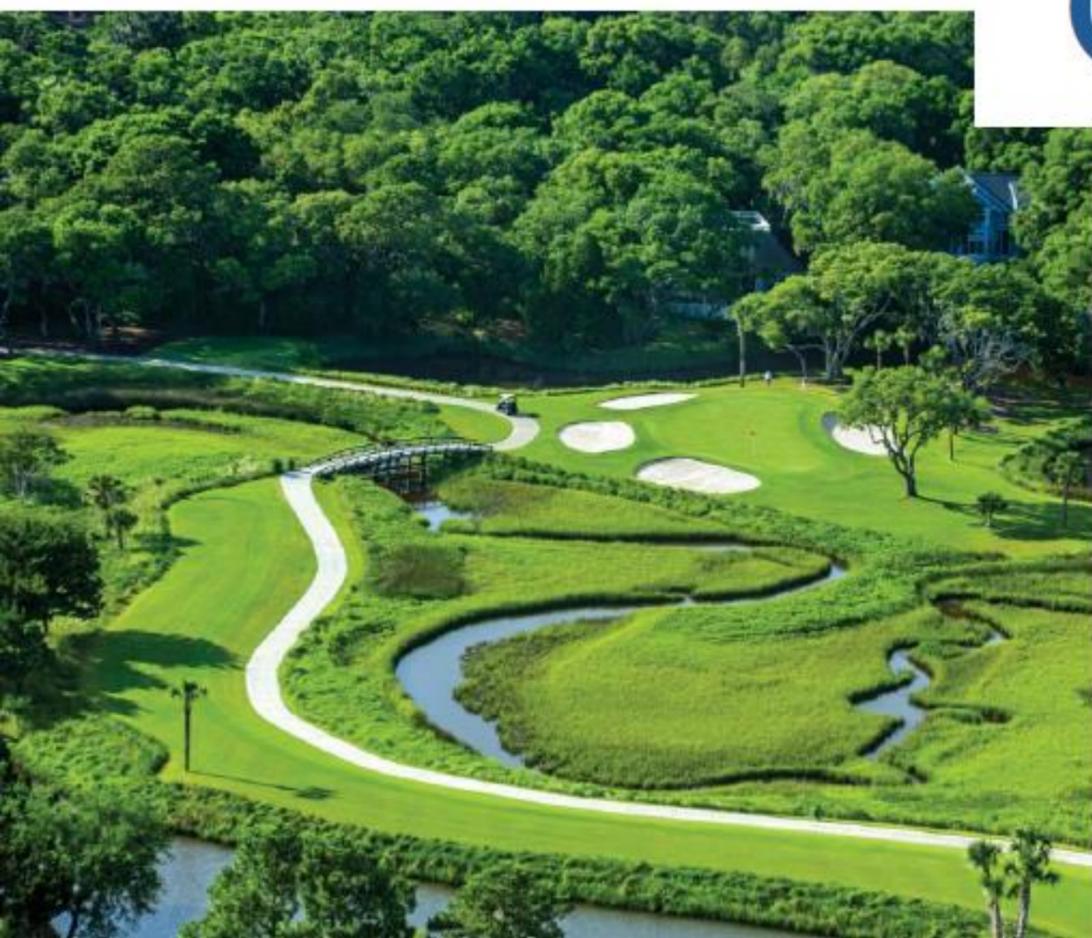


# Seabrook by the Numbers

- 2,244 Memberships
- 84% of the Island are Members of the Club
- \$29.3 Million - 2025 Budget
- \$5.3 Million - 2025 CapEx budget for repair & replacement of assets
- 236 employees -154 full time and 82 part time employees



# Golf & Greens





# Racquet Sports





# Beach Club





# Food & Beverage





# Equestrian Center



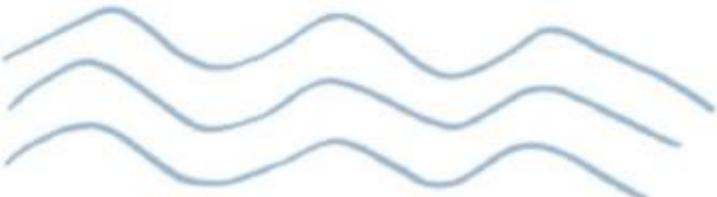


# Maintenance

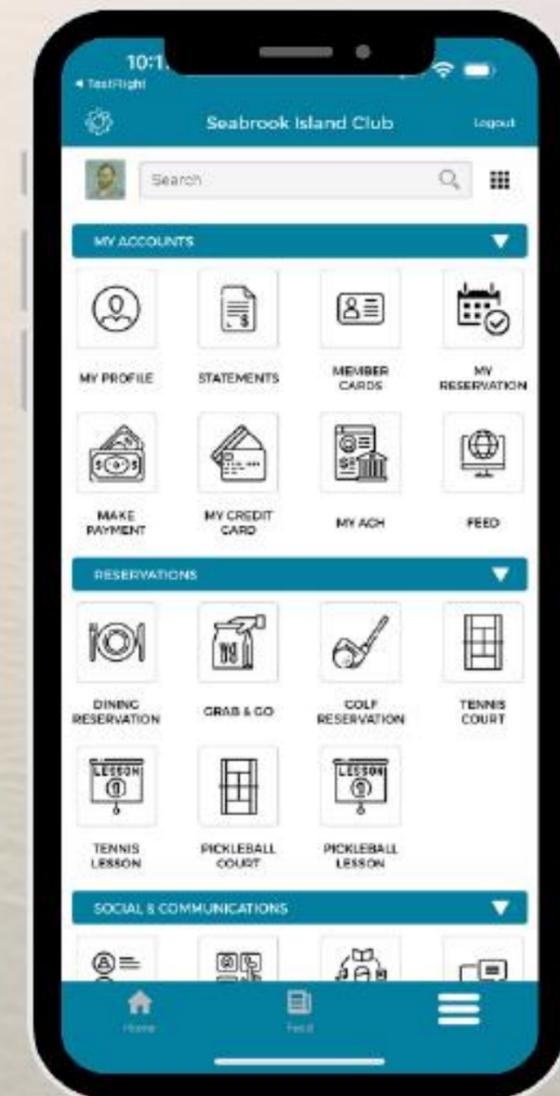


# Collaboration with SIPOA and TOSI

- Master Plan
- Northstar technology upgrades



SEABROOK ISLAND  
MASTER PLAN  
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