

2026-27

SIPOA Strategic Plan

Mid-Year Update

As of August 1, 2026

Introduction

SIPOA's Strategic Plan defines the short- and long-term goals and objectives set by the SIPOA Board of Directors, Committees, and the SIPOA Administrative Staff. The Plan is compiled by SIPOA's Long Range Planning Committee (LRP) and approved by the SIPOA Board.

The Plan has been reconstructed during 2025 to be centered around the work of each of SIPOA's committees. It is a living document that can be adapted to changes on Seabrook Island as they occur. Moving forward, the intent is to update this plan no less than once a year, including a year-end status from each committee to serve as a roadmap for the incoming committee chairs in the following year.

Section 1: SIPOA Guiding Principles

- Mission Statement
- Vision Statement
- "Three Essential Pillars"
- Strategic Priorities

Section 2: Standing Committee Plans

- Amenities and Activities
- Architectural Review
- Communications
- Environmental
- Finance
- General Operations and Maintenance
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- Safety and Security

Appendices

- Appendix 1 – Seabrook Island Governance
- Appendix 2 – Awards and Recognition
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SECTION 1: SIPOA Guiding Principles

SIPOA's strategic plan flows from the SIPOA Mission Statement, Vision Statement, and the Three Essentials Pillars (below), and reflects data gathered from Property Owners on a regular basis as well as important off-island issues that may impact the association. SIPOA also works cooperatively with the two other major stakeholders – the Seabrook Island Club (SIC) and the Town of Seabrook Island (TOSI).

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

SIPOA Vision Statement

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.

Three Essential Pillars of Sustainability *(from Audubon International Sustainable Communities Designation)*

- Quality of Life
- Healthy Local Environment
- Economic Vitality

Key Strategic Priorities

Cascading from the Mission, Vision, and Essential Pillars, these priorities guide SIPOA's strategic planning and execution.

1. **Natural Beauty.** A central aspect of the vision is the commitment to preserving and renewing the island's natural beauty. This involves implementing sustainable practices and conservation efforts such as bringing more green space protection, protecting our marine ecosystems, and marsh lands.
2. **Quality of Life.** An enhanced quality of life for residents and guests that creates a vibrant, healthy, and fulfilling lifestyle. This includes access to recreational amenities, cultural activities, and a sense of belonging that the quality of life is prioritized.
3. **Sense of Community.** Foster a sense of community where residents actively engage with one another. Provide opportunities for collaboration in decision making, community events, and sustainable practices.
4. **Adequate Funding.** Provide adequate funding for routine operations, major repairs, capital investments, and emergency needs. Invest in infrastructure (roads, boardwalks, drainage, amenities) that aligns with preserving natural beauty and enhancing livability. Dedicate funds to support beach renourishment, wildlife conservation, landscaping and stormwater management.
5. **Transparent Governance.** Ensure a system of governance that includes transparent decision-making, regulatory enforcement, strategic planning, volunteer committees and coordination between SIPOA, Town government and key support groups.
6. **Plan for Future Changes.** Plan for anticipating the needs of the future with respect to changes in Property Owner demographics, changes in concerns and priorities, changes in the natural environment (e.g. beach erosion), etc.

SECTION 2: Committee Plans

Each SIPOA committee has provided a plan that outlines:

- Description of the committee scope of responsibilities
- Current year action items
- Short term goals (1-2 years)
- Long-term goals (3+ years)

These plans are to be reviewed and updated at year end to facilitate seamless turnover to the committee for the following year. This ensures continuity in committee activities by providing the new committee with information on committee goals for the upcoming year.

Amenities and Activities Committee

Committee Scope:

This committee shall develop and recommend to the Board of Directors policies and programs to enhance social, intellectual, recreational, fitness and wellness needs of the community, as well as community activities held on the Lake House property - both inside the facility and throughout the adjoining property owned by SIPOA, and the Oyster Catcher Community Center. The committee may also serve as a liaison to special interest groups and organizations using the properties for meetings or events. Additionally, working with SIPOA staff, the committee will coordinate other requested activities throughout Seabrook Island that involve the use of trails, boardwalks, beaches, and SIPOA roadways for special events such as parades and races. The committee may make recommendations to other SIPOA committees and the Board of Directors regarding policies or programs that also impact SIPOA facilities and property.

Current Year Action Items (Implemented, Underway, or Ongoing):

- Expand/Enhance Current Amenities: **IMPLEMENTED**
 - Trails & Observation Areas work group: Site visits and provide recommendations for improvements.
 - Waterways work group: Provide a detailed assessment of fishing areas, kayak/crab dock, marsh sites and access to ponds.
- Get the Scoop Programs
 - Work with SIPOA Committees and special interest groups to develop programing topics for Fall 2026 – Spring 2027. **IMPLEMENTED**
 - Collaboration with Communications Committee for Zoom access, AI-generated summaries, and archive programs on website for remote property owner access. **ONGOING**
 - Move GTS programs to Oyster Catcher for zoom access.
 - Collaborate with Communications Committee to engage owners to improve attendance. **UNDERWAY**
- Events Coordination & Improvements **ONGOING**
 - Coordinate and support Lake House staff with our four annual all-island events (Oyster Roast, Luau, July 4th, Thanksgiving Week).
 - Evaluate events, provide recommendations for future events.
 - Assist special interest groups and organizations with requests.
- Master Plan Facility & Amenity Expansion/Activation **ONGOING**
 - Lake House/Oyster Catcher improvements and usage.
 - Install two sauna rooms at the Lake house, accessible from women's and men's locker rooms – to be started fall 2026
 - Install retractable wall in small fitness room– to be started fall 2026
- Marketing & Communication
 - Subcommittee formed with Communications Committee members to explore tools for better owner outreach. **UNDERWAY**
 - Social media platform for Lake House, OCC, activities and events updates
 - Determine if we can utilize Lake House text alert system to support communication and engagement with owners.
 - After new website launch – work with Communications Committee on electronic distribution of "Island Life" guidebook (SIPOA Amenities & Activities publication). Identify best location for guidebook on website. **UNDERWAY**

Short Term Goals (1-2 years):

- Develop two new fishing holes, install benches, additional picnic table and fish cleaning station at the Marsh to Breakers location. (Community launch Sept 2026) **UNDERWAY**
- Collaboration with GOMC and SIPOA maintenance to improve signage, pathways, install bike racks, identify parking, power wash/fix/ install benches at Trails and Observation areas (Old Drake lookout , Marsh Gate lookout, Boardwalk #8 lookout, Hidden Oaks trail, etc.). (Community launch Sept 2026) **UNDERWAY**
- Collaboration with Safety & Security Committee and GOMC to improve Kayak launch area. Identify if LSV parking spots can be added, add picnic table, power wash launch pad. **UNDERWAY**
- Collaboration with GOMC to determine if a floating kayak launch dock can be installed. **UNDERWAY**
- Collaboration with Communications committee to rebrand Crab Dock/Kayak Launch and then engage property owners after improvements are completed **UNDERWAY**
- Collaboration with GOMC to determine if there is an opportunity to create access to the lakes for fishing. **ONGOING**
- Assessment of additional SIPOA assets as potential amenities. **ONGOING**
- Growth in event scale (e.g., Luau expansion planning). **ONGOING**
- Collaboration with LRP and GOMC to determine if a fishing pier can be built the Lakehouse. **ONGOING**
- Develop another trail. Work with SIPOA Board and Executive director to determine if an arrangement can be made with SIC (who currently leases the land) for usage of the bridle trail as a walking/running trail during non-trail riding hours - **ONGOING**

Long Term Goals (3+ years):

- Support Master Plan efforts to enhance Lake House facility, Oyster Catcher and other SIPOA amenities (e.g., trails, waterways, beach, boardwalks) ensuring phased improvements align with community needs. **ONGOING**
- Amenity Expansion and Programming - Enhanced programming of natural areas (lakes/ponds, kayak launch, crab dock, etc.). Continue evaluating underutilized assets, with a prioritized multi-year plan based on costs, benefits, and Property Owner feedback. This includes brainstorming sponsored activities to boost awareness and utilization, such as guided nature walks or wellness events. **ONGOING**
- Continuity in video editing/recording of programs. **ONGOING**
- Develop another trail. Work with SIPOA Board and Executive director to establish a plan for SIPOA usage of the bridle trail (currently being leased by the SIC) during non-trail riding hours **ONGOING**
- Map out location of Greenspace lots and explore feasibility of an interconnected island trail system, potentially linking the Lake House to the beach. **ONGOING**
- Collaborate with Environmental committee and Greenspace to determine if educational programing can be developed utilizing donated greenspace land. **UNDERWAY**
- Collaborate with Environmental committee to engage additional conservancy groups such as Dolphin and Turtle Patrol. **UNDERWAY**.

Architectural Review Committee

Committee Scope:

The Architectural Review Committee ("ARC") serves as the duly appointed representative of the Board and, as such, it shall be responsible for the review of all plans for construction, landscaping and external improvements to Property, and any changes to same, and shall have the functions, responsibilities and authorities as provided in the Protective Covenants and as otherwise determined by the Board. The ARC shall also have responsibility for developing and administering, subject to Board approval, the policies and procedures set forth in the publication, Seabrook Island Property Owners Association Policies & Procedures for Residential Development, and to impose monetary or other sanctions for violations thereof. The ARC shall also hear appeals in matters within its jurisdiction.

Current Year Action Items (Implemented, Underway, or Ongoing):

- Continue to improve internal tracking and follow up procedures. **ONGOING.**
- Work to improve turn-around times for submitted projects and provide expected timelines for each type of project. **ONGOING.**
- Complete updates of ARC Policies document. **UNDERWAY** (hopefully complete by September)
- Complete updates of ARC Procedures. **UNDERWAY**
- Complete set up of new on-line submittal and tracking software systems, Citizen Serve, and get it activated for use by homeowners, design professionals and contractors. **ONGOING.**

Short Term Goals (1-2 years):

- Continue to strengthen our relationship with TOSI and work to eliminate conflicts between the various policy documents.
- Continue streamlining ARC operations and improving customer service. **ONGOING**
- Evaluate ARC performance and customer service using objective metrics.
- Evaluate how AI tools can be used to make ARC more efficient.

Long Term Goals (3+ years):

- As the island becomes fully built out, adapt the ARC to focus on the likely demand for remodels/renovations/teardowns.

Communications Committee

Committee Scope:

This committee serves in an advisory capacity to the SIPOA Board of Directors. Its mission is to improve information availability and increase owner engagement, and two-way communication with SIPOA. The committee identifies technologies and other methods to improve timely access to information and streamline information flow for a positive owner and visitor experience. The committee identifies any redundant or underutilized channels and considers potential improvements or replacements.

Current Year Action Items (Implemented, Underway, or Ongoing):

- Identify clean-up items or improvements to the website and Owner's Portal. **IMPLEMENTED**
- Evaluate existing communication sources to determine their value and usage. Recommend improvements as appropriate.
- Work with SIPOA, SIC and TOSI to provide Master Plan information to Property Owners.

Short Term Goals (1-2 years):

- Develop communications plan for biennial surveys.
- Develop communications plan and tutorial for the new website (Squarespace).
- Create a distinct and cohesive communications brand for SIPOA.
- Continue to improve master plan website to track project statuses.

Long Term Goals (3+ years):

- Continue to collaborate with SIPOA committees to promote Board activities.
- Continue reviewing and evaluating communications and social media sources to streamline communications efforts.

Environmental Committee

Committee Scope:

This Committee shall advise the Board on matters relating to the beach trust area, wildlife, plants and trees, marshes, lakes and other matters relating to the environment. It shall develop and recommend to the Board policies for environmentally sensitive areas. It shall participate in other activities that fall under the jurisdiction of the United States Environmental Protection Agency, and its Bureau of Ocean and Coastal Resource Management, the South Carolina Department of Health and Environmental Control or other such governmental agencies as may have jurisdiction over the environment of Seabrook Island.

Current Year Action Items (Implemented, Underway or Ongoing):

- Successfully complete re-vegetation of Beach Trust lands disturbed during Beach Renourishment and Seawall Reconstruction efforts. **UNDERWAY**
- Collaborate with the Legal Committee to establish clear, legally compliant policies for managing Beach Trust lands, independent of previous informal agreements. Assess whether further SIPOA regulations are needed to align with SCDNR, County, and TOSI regulations. **ONGOING**
- Collaborate with the Amenities and Activities Committee and TOSI EWC to design and install wildlife signs along trails and incorporate fixtures (i.e. cutting boards I rod holders/ line disposal) to help promote responsible fishing practices at water features.
- Begin development of implementation roadmap for the Seabrook Island Marshfront Management Plan and establish the Seabrook Island Marsh front Management Alliance (SIMMA).

Short Term Goals (1-2 years):

- Proceed with the development and implementation of the Marsh front Management Plan.
- Launch the Marsh front Property Owner Toolkit.
- Launch two marsh edge demonstration projects in collaboration with community stakeholders.
- Evaluate the existing SIPOA beach boardwalk and bench network and update as necessary to ensure alignment with recent and forecasted trends in beach accretion and depletion.
- Create a strategic roadmap for transitioning to electric landscape equipment (such as blowers and mowers), along with supporting procurement guidelines and relevant ordinances.
- Continue to take a leadership role in development and communication of strategies and guidelines for effective coexistence with Seabrook Island's native wildlife species.

Long Term Goals (3+ years):Support GOMC in Cap'n Sams Inlet relocation to minimize impact on wildlife and environment.

- Support LRP and Master Plan efforts to ensure new developments are consistent with our natural environment and leave minimal footprint.
- Work with ARC to continue to embed Marshfront Management Plan into our ARC and future development guidelines.

Finance Committee

Committee Scope:

The Treasurer serves as Chair of the Finance Committee. The Finance Committee shall establish procedures for and implement the preparation of a budget for the ensuing fiscal year and shall recommend an operating budget and capital expenditures and capital reserve budget to the SIPOA Board based upon estimates from the various committees and/or operating components reporting to the Board or the Executive Director. It establishes procedures for measuring the actual income, expenditures, and cash flow of SIPOA against the budget, and shall report complete financial operations to the Board on a regular basis. The committee establishes and updates internal controls to safeguard assets of SIPOA and seeks to formulate and implement proposals to impose fiscal responsibility with respect to the operations of SIPOA. The committee periodically reviews and approves the composition of the SIPOA investment portfolio. It oversees reserve studies in consultation with other appropriate committees periodically to evaluate future financial needs.

Current Year Action Items (Implemented, Underway or Ongoing):

- Change from cash to accrual basis accounting. **IMPLEMENTED**
- Create new accrual basis financial reports that enable better budgeting and planning. **IMPLEMENTED**
- Monitor SIPOA's financial performance against the budget utilizing the new reporting format. **IMPLEMENTED**
- Update projection of major capital expenditures and matching reserve/funding strategy for next 5-7 years, incorporating all infrastructure projects and potential Master Plan recommendations. **IMPLEMENTED** for next three years.

Short Term Goals (1-2 years):

- Updated road repaving and inlet cut reserve estimates and funding schedule. **IMPLEMENTED**
- Stay ahead of Master Plan phase 0 and 1 funding needs. **ONGOING**
- Develop playbook for financing any long-term Master Plan activation needs that would go beyond current financial structures. **ONGOING IN 2016**
- Produce/review financial statements monthly rather than quarterly. **IMPLEMENTED**
- Executed a decision to not renew the line of credit for 2026 given SIPOA's healthy reserves.
- Review SIPOA's financial controls and create a financial control manual. **UNDERWAY**

Long Term Goals (3+ years):

- Fully reserved for both road repaving and inlet relocation projects **UNDERWAY**
- Complete storm contingency reserve funding per BOD approvals (modified with 2026 budget). \$3 million general reserve fund. **IMPLEMENTED**
- Assure availability of adequate resources for Master Plan activation. **IMPLEMENTED**

General Operating and Maintenance Committee (GOMC)

Committee Scope:

This committee shall develop, recommend, and arrange for the implementation of policies and programs for the maintenance of common property owned by SIPOA, such as, but not limited to, buildings, roads, bridges, parking spaces, storm drainage systems, signs and street lighting. The committee shall make recommendations to the Board regarding acceptance of roads, bridges, drainage easements, and other structures that have been constructed within the SID. The committee shall be responsible for long-range planning of major maintenance relating to roads and drainage and other common properties. The committee shall oversee the development of specifications, requests for proposals, and the review of bids for projects within its jurisdiction.

Current Year Action Items (Completed, Underway, or Ongoing):

- Marsh outfall excavation projects
 - Oyster Catcher **COMPLETED**
 - Wood Duck **UNDERWAY**
 - Captain Sam's **UNDERWAY**
- Stormwater capital projects
 - Old Forrest pipe replacement **COMPLETED**
 - Finger Lakes outfall replacement **COMPLETED**
 - Pump Station 3 equipment replacement **COMPLETED**
 - Three CIPP pipe rehabilitations **COMPLETED**
 - Crab Dock viewing platform rehabilitation **COMPLETED**
 - Permitting and education efforts for future Captain Sam's Inlet Relocation **UNDERWAY**
- Boardwalk 9 erosion
 - Sand relocation project in Fall **UNDERWAY**
 - Evaluate potential to rebuild seawall **COMPLETED**
 - Continue adjusting Boardwalk 9 access points, as needed **ONGOING**
- Coordinate with other committees, as needed, on potential future Master Plan Phase 1 concepts, including meeting space analysis, OCCC enhancements, and Lake House exterior ideas. **ONGOING**
- Replanting medians between Boardwalks 7 and 8. **COMPLETED**
- Replacement walkway between PCCC and Boardwalk 1. **UNDERWAY**

Short Term Goals (1-2 years):

- Complete permitting process and project planning/execution for Captain Sam's Inlet Relocation.
- Planning and preparation for road repaving project in 2028 or 2029.
- Monitor beach erosion and other conditions for future sand relocation and boardwalk management.
- Support Master Plan projects, as needed. **ONGOING**
- Other near-term capital projects:
 - Replace Lake House pool deck, roof, and outdoor pool chlorination system.
 - Repaint exterior of Lake House, Gate House, and Administration Building.
 - Stormwater junction box rehabilitation.
 - Stormwater outfall excavation projects: 20 over 5 years
 - Oyster Catcher pool sail shade structure.

- Purchase John Deer Gator.
- Purchase Toyota Tacoma security vehicle.
- Monitor and assess road safety conditions and develop recommendations/projects for improvements.

Long Term Goals (3+ years):

- Complete Captain Sam's Inlet relocation.
- Complete road repaving project.
- Planning consistent with 30-year infrastructure study needs.

Long Range Planning and Development Committee

Committee Scope:

This Committee shall be responsible for developing and recommending to the Board long range goals and strategic plans through study and analysis of current and anticipated future growth and needs. The long-range planning document is a living document that reflects the priorities of SIPOA using the committee structure as a framework. The plan will evaluate 2025 operational priorities, 2026 priorities, and the vision beyond. It will be updated as appropriate and will integrate the Master Plan which involves the Town of Seabrook, the Seabrook Island Property Owners Association and the Seabrook Island club. The goal is to work together to identify the most efficient solutions for the entire Seabrook Island Community.

Current Year Action Items (Implemented, Underway, or Ongoing):

- Rework the annual strategic plan. **IMPLEMENTED**
- Serve as resource group for Master Plan activities, as needed. **ONGOING**
- Incorporate Master Plan into SIPOA long-range planning processes. **ONGOING**
- Develop and complete a survey of SIPOA committee volunteers. **IMPLEMENTED**
- Plan for a property owner survey with the Executive Director for 2027.

Short Term Goals (1-2 years):

- Coordinate updates to the SIPOA Strategic Plan (August and December). **UNDERWAY**
- Conduct a full property owner survey during 2027.
- Sponsor an island-wide demographics dataset collection and analysis along with the Club and the Town (2027).
- Monitor implementation of the Master Plan Phase 0 projects. **UNDERWAY**
- Evaluate the Master Plan Phase 1 recommendations: Lake House exterior ideas, meeting space requirements, and Oyster Catcher Community Center possibilities. **UNDERWAY**

Long Term Goals (3 plus years)

- Update ideas around Master Plan Phase 2 (the Gardens, North Campus)
- Stay abreast of implications that major projects such as road repaving and Captain Sam's Inlet cut, beach restoration may have on other long-term goals.
- Revisit and refresh SIPOA vision and priorities on a periodic basis.

Safety and Security Committee

Committee Scope:

The role of the Safety and Security Committee is to develop and recommend to the SIPOA Board rules and regulations for control of access to the Seabrook Island Development (SID) and for security, protection, safety and welfare of Seabrook Island Property owners and all persons within the SID. The committee develops programs, policies and rules and regulations covering security, traffic control, and enforcement of applicable recorded Protective Covenants as well as Bylaws and duly adopted and published rules and regulations. The Safety and Security Committee also hears requests for reconsideration in matters within its jurisdiction.

Current Year Action Items (Implemented, Underway, or Ongoing)

- Update SIPOA's Rules and Regulations **IMPLEMENTED**
- Work with the General Operating and Maintenance Committee (GOMC) to implement Phase 2 of the traffic calming island in front of the Lake House. This includes the addition of several new crosswalks to increase pedestrian and bicycle safety in the area. The Committee recommended that the SIPOA Board include in the 2026 budget the final phase of the extension of the Lake House traffic calming island. **IMPLEMENTED**
- Conduct a LSV Safety Campaign during the summer to increase homeowner and renter's awareness of LSV rules and Security's increased enforcement of them. Plans are to repeat this every summer. A sticker was designed as a reminder of the key elements of LSV safety. It will be given to all SIPOA property owners and LSV rental companies with encouragement to attach to their LSV's where it is visible to the driver and occupants. **ONGOING**
- Publish three articles in *Currents* related to ongoing education of property on sharing the SIPOA roads. **IMPLEMENTED**

Short Term Goals (1-2 years):

- Identify safety risks due to a greater number of vehicles, bikes, E- bikes, LSV's, walkers and runners on our shared roads and paths. Continue to review and address issues as they are identified. Repeat the LSV Safety Campaign during the summer and continue to enforce LSV safety rules by citing violations, **ONGOING**
- Enforce safety rules and regulations and work with the Security team to ensure compliance. **ONGOING**
- Recommend completion of traffic calming Lake House median **IMPLEMENTED**
- Monitor effectiveness of median post-construction.

Long Term Goals (3+ years):

- Review and address any impact of Master Plan changes to safety and security on Seabrook Island.
- Review access policies at gated entry for Property Owners, contractors, and visitors.
- Ensure safety on sidewalks, roads, and common areas.

APPENDICES

APPENDIX 1 – Seabrook Island Governance

Our Unique Community

- Seabrook Island is a beautiful, environmentally rich community.
- Governance is shared across **three distinct entities**:
 - **SIPOA** - Seabrook Island Property Owners Association
 - **TOSI** - The Town of Seabrook Island
 - **SIC** - The Seabrook Island Club
- Development was based on a **1971 Planned Development District (PDD)**:
 - Planned for ~1,200-1,600 single-family homes
 - ~1,400-1,600 multi-family units
- Effective 1/1/25: 1,264 single family homes, 1,105 villas, 217 undeveloped lots, 45 conserved lots donated to SIPOA.

1.SIPOA: Our Property Owners Association

- Established in **1972**. Became a **501(c)(4)** tax-exempt Social Welfare Organization in 2010.
- Governed by a **12-member Board of Directors** and our **Protective Covenants and Bylaws**.
- Provides essential municipal-type services:
 - Association-owned roads/road maintenance
 - Stormwater systems and infrastructure green space
 - Governance and administration
 - Maintenance facilities
 - Environmental stewardship
 - Island access control o Rules enforcement/community patrols
 - Trash, recycling, yard debris collection, composting program
 - Facilities: Lake House, Community Center, Gatehouse, Maintenance Building, Administration Building.
- Responsibilities include:
 - Environmental preservation
 - Infrastructure maintenance
 - Economic sustainability
 - Rule and policy setting for mutual benefit
 - Community security

2.TOSI: Our Local Government

- Incorporated in **1987** to:
 - Regain zoning control from Charleston County
 - Stop high-rise and commercial development behind the gate
- Governed by a Mayor and Town Council

- Serves Seabrook Island areas both inside and outside the gate.
- Provides zoning, development and other ordinance enforcement
- Business licensing
- 2019 Comprehensive Plan provided for:
 - Up to 1,537 single-family homes
 - 1,690 attached and multi-family units

3.SIC: The Private Club

- Originated in the 1970s as the **Seabrook Island Ocean Club**
- Now the **Seabrook Island Club (SIC)**, a private, member-based club
- Offers:
 - Golf, Racquet Club, Equestrian Center
 - Island House, Ocean Terrace, Beach Club
 - Seabrook Island Real Estate (SIRE)
- Since 2006, most new SIPOA Property Owners must join the Club (unless grandfathered)

APPENDIX 2 – Awards and Recognition

Consistent feedback from Property Owners confirms that our natural environment is one of the driving factors for why people choose Seabrook Island. A commitment to environmental care supports property values and quality of life. Seabrook has received several national recognitions that validate our approach.

Environmental Leadership

- Seabrook Island is deeply committed to sustainability
- In 2017, SIPOA became the first private community in South Carolina (and sixth worldwide) to earn **Audubon International Sustainable Community** status
- Recertified in 2020 and 2024
- Based on 3 Essential Pillars:
 - Economic vitality
 - Healthy environment
 - Quality of life
- 14 focus areas include wildlife protection, energy conservation, wellness, and education

Award-Winning Beach Restoration

- In 2016, Seabrook was named **one of the nation's best restored beaches** by the American Shore and Beach Preservation Association (ASBPA)
- Why restoration matters:
 - Storm protection - Wide beaches protect structures
 - Habitat - Supports wildlife nesting, feeding, and resting
 - Recreation & economy - Beaches drive \$225B/year nationally
- Seabrook Island's project was praised for:
 - Long-term vision
 - Working *with* coastal processes, not against them

Quality of Association Management

- SIPOA received the **Blue Ribbon Community Award** from the Community Associations Institute in 2017, 2020 and 2023. This award recognizes communities that:
 - Develop and maintain standards
 - Encourage community participation
 - Maintain fiscal stability
 - Positively impact the quality of life for residents.

APPENDIX 3 – SWOT Analysis

The LRP has organized the external and internal forces which could impact the vision and mission of SIPOA by using a strengths, weakness, opportunity and threats (SWOT) analysis. This diagnostic is updated annually by the LRP and reviewed with the Board of Directors as part of the strategic planning lifecycle. The SWOT provides a framework for developing the priorities of both strategic and operational plans.

What is a SWOT analysis? 12/19/2022					
• SWOT analysis is a framework for identifying and analyzing an organization's strengths, weaknesses, opportunities and threats. • The primary goal of SWOT analysis is to increase awareness of the top-down factors that go into establishing a strategic plan. • To do this, SWOT analyzes the internal and external environment and the "helpful and harmful" factors that can impact an organization's mission and it's plans					
Internal External	<table> <tr> <td> Strengths - Helpful What are the reasons property owners choose and then stay on SBI? </td><td> Weaknesses - Harmful What are property owners' pain points and SIPOA related shortcomings? </td></tr> <tr> <td> Opportunities - Helpful What are opportunities to improve the quality of life and property values on the island ? </td><td> Threats - Harmful What are risk areas that could impact the quality of life and property values on the island ? </td></tr> </table>	Strengths - Helpful What are the reasons property owners choose and then stay on SBI?	Weaknesses - Harmful What are property owners' pain points and SIPOA related shortcomings?	Opportunities - Helpful What are opportunities to improve the quality of life and property values on the island ?	Threats - Harmful What are risk areas that could impact the quality of life and property values on the island ?
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SIPOA 2025 SWOT Analysis

Strengths • Natural environment: beaches, trees, wildlife, marshes, ponds and creeks • Strong income, fund balances and reserves • Sense of Community • SIPOA policy-based governance model • SIPOA owned amenities for Property Owners and their guests • High quality and proactive infrastructure management	Weaknesses • Safety risks increase with a greater number of vehicles, bikes, ebikes, LSVs, joggers, and pedestrians on our shared roads and paths • Aging Oyster Catcher Community Center, • Capacity/Utilization of Lake House Facility • Inconsistent volunteer and property owner engagement on significant projects • Property Owner expressing dis-satisfaction with the Architecture Review Committee (ARC) practices and communications
Opportunities • Coordination of facilities and nature areas long-range planning with TOSI and the Club • Greater coordination with the SIGSC to acquire more undeveloped lots for conservation • Strengthen working relationships with Kiawah Island and Charleston Country representatives • Increase regime/HOA awareness of their long-range planning considerations and available planning resources • Re-establish property owner trust on facilities planning • Working with NALT on innovative environmental projects	Threats • Increased flooding potential and storm impacts, such as beach erosion, stressed further from climate change impacts • Invasive plants, trees, and animals • Economic effects due to rising insurance, flood zone building codes, re-build labor and material costs, and other owner costs • Increasing costs of planned road repaving and beach renourishment • Storm damage repairs to infrastructure/roads • Effects of catastrophic storm on assessment collections