



The Landings Association

Strategic Planning Project

Focus Group Findings

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FEBRUARY 8, 2025

EXECUTIVE SUMMARY

To better inform the long-term governance and management activities of the association, a series of Focus Group sessions were held to gather input from Owners across the community regarding The Landings Association (TLA) organization’s operations.

Each Focus Group was asked to provide their perspectives on the:

- Greatest strengths of The Landings Association.
- Challenges they believed could impact the future success of The Landings Association in accomplishing its mission.
- Ideas for things they believed The Landings Association should start doing that it is not doing now.
- Ideas for things The Landings Association should stop doing as they no longer add value to the operation of the Association.
- Priorities they believed should be the focus of The Landings Association over the next three (3) years and beyond.
- Primary reasons they chose The Landings Community as a place to live, work or play.

One hundred and sixty (160) individuals were invited to participate in a Focus Group session. A total of six (6) sessions were held: 2 during the day, two evening sessions and two virtual. Any individual who was not able to attend was invited to provide their input through a Google Form Stakeholders Assessment. The information contained in this report represents raw data collected from one hundred (100) respondents, comprising about sixty-three percent (63%) of the Owners who indicated their desire to provide perspectives on the Landings Association. The Average age range of the Focus Group participants was 61 to 70. The greatest number of Focus Group participants lived in the areas of Marshwood or Palmetto.

Each Focus Group chart below shows the Key Themes identified under each Assessment area. The last chart shows the Key Themes for those individuals who were not able to attend, but willing to provide input. The Themes were derived from the raw data provided by the respondents, where specific terms or phrases were stated at least two (2) or more times.

FOCUS GROUP 1: In-Person, 1 PM - January 27, 2025

KEY THEMES	ASSESSMENT AREAS					
	Strengths	Challenges	Start Doing Ideas	Stop Doing Ideas	Priorities	Why TL Community
	Board/Staff	TLC	Deer		Security/Safety	Amenities/Facilities
	Maintaining/Infrastructure	Finance	Path/Golf Cart Safety/Enforce		Maintenance/Infrastructure	Beauty/Beautiful
	Communications	Landscaping	Communication		Finances	Financial
	Safety/Security	Rules Enforcement	Speed/Enforce		Deer	Safety/Security
	Financial	Communication	Guidelines/Enforce		County	Location
	Activities	Gate/Security	TLC			Community
	Landscaping	Board/Management	Traffic Control			People
	Rules	Wildlife Management				Planned
		Maintaining Community Paths				

FOCUS GROUP 2: In-Person, 7 PM - January 27, 2025

KEY THEMES

ASSESSMENT AREAS					
Strengths	Challenges	Start Doing Ideas	Stop Doing Ideas	Priorities	Why TL Community
<i>Staff/Board Maintenance/Infrastructure Finances Communications Standards/Covenants Governance</i>	<i>Governance/Enforcement/Security Club Infrastructure Finances Maintenance Water Communications Wildlife</i>	<i>Club External/Advocacy Enforce/Security Water Snow Removal</i>	<i>Club Standards Development Food Trucks</i>	<i>Maintenance/Infrastructure Club Security Finances/Long-Range Water Deer</i>	<i>Amenities/Activities/Club Beauty/Natural Location/Proximity Family Safety Weather People</i>

FOCUS GROUP 3: In-Person, 1 PM - January 28, 2025

KEY THEMES

ASSESSMENT AREAS					
Strengths	Challenges	Start Doing Ideas	Stop Doing Ideas	Priorities	Why TL Community
<i>Infrastructure/Maintenance Communications Landscaping Finances Board/Staff Community Guidelines Security</i>	<i>Club/TLA/TLCo Safety/Security Finances Communication Standards Water Infrastructure Wildlife/Management</i>	<i>Communication Safety/Security LGAC/TLCo Resource Planning Recycling Enforce/Rules</i>	<i>Club/TLCo Finances Development/Building Maintenance Enforce/Rules Communications Community/Input</i>	<i>Safety/Security Infrastructure/Maintenance Finances TLGAC/TLCo Disaster/Safety Water/Aquifer Environmental Enforce/Rules Safety/Cart Paths</i>	<i>Amenities/Facilities Beauty/Natural Financial/Value Location Sense of Community Gated/Safe/Security Maintained</i>

FOCUS GROUP 4: In-Person, 7 PM - January 28, 2025

KEY THEMES	ASSESSMENT AREAS					
	Strengths	Challenges	Start Doing Ideas	Stop Doing Ideas	Priorities	Why TL Community
	<i>Maintenance/Infrastructure Security Communication Financial Landscaping</i>	<i>Club Weather Communications Marketing Community</i>	<i>Club Communication/Engagement Safety Maintenance</i>	<i>Gate Club</i>	<i>Safety/Golf Cart Path TLA/TLGAC</i>	<i>Amenities/Facilities Location Family/People Beauty/Natural</i>

FOCUS GROUP 5: Virtual, 1 PM - January 30, 2025

KEY THEMES	ASSESSMENT AREAS					
	Strengths	Challenges	Start Doing Ideas	Stop Doing Ideas	Priorities	Why TL Community
	<i>Maintenance/Upkeep Staff/Board/Operations Financial Communications</i>	<i>Communication/Input Enforce/Standards LGAC/Relationship/Cooperation Projects/Costs</i>	<i>Security/Safety Communication/Input Staff Rule/Enforcement</i>	<i>Finances</i>	<i>LGAC Maintenance/Infrastructure Security/Safety Finances Climate Change</i>	<i>Location Safety Amenities People Maintained Beauty Weather</i>

FOCUS GROUP 6: Virtual, 7PM - January 30, 2025

KEY THEMES	ASSESSMENT AREAS					
	Strengths	Challenges	Start Doing Ideas	Stop Doing Ideas	Priorities	Why TL Community
	<i>Community/People Maintenance/Infrastructure Security/Safety Communication Amenities Financial</i>	<i>Financial Maintenance/Upkeep/Infrastructure TLC/Club Standards/Guidelines Safety/Security/Traffic</i>	<i>Financial Recycling/Trash Security Club</i>	<i>Roads/Paving Consultants</i>	<i>Club/TLA Infrastructure/Maintenance Deer Security Financial Paths/Golf Cart</i>	<i>Amenities/Club Natural/Beauty Gated/Safety Community People Location</i>

INPUT FROM OWNERS UNABLE TO ATTEND A FOCUS GROUP SESSION

KEY THEMES

ASSESSMENT AREAS					
Strengths	Challenges	Start Doing Ideas	Stop Doing Ideas	Priorities	Why TL Community
Maintenance Communications Staff/Management Amenities Finances Location Safety/Security	TLC/Club Infrastructure/Aging Communications/Input Finances Safety/Security Amenities Rules/Enforcement/Governance Water	Amenities/Expand Safety/Security/Traffic/Enforce Club/TLA Communications/Input Utilities/Cell Service Maintenance/Enforcement	Club/Landings Company Marina/Harbor Finances/Fines	Infrastructure Amenities Safety/Security Finances Water/Natural Resources Club Communications Cell Service Recycling Demographics	Amenities Beauty/Natural Location People/Community Security Financial/Value Climate

The Themed raw data responses for each Focus Group comprise the remainder of this report.

Strategic Planning Focus Group Session 1 – Raw Data
January 27, 2025, 1 PM – In Person

Total Participants: 20

Average Age Range

31 to 40	41 to 50	51 to 60	61 to 70	Over 71	Over 80
3		4	8	5	

Location in Community

Deer Creek	Marshview Landing	Marshwood	Midpoint	Moon River Landing	Oakridge	Palmetto
3		8	1	1	3	4

The raw data provided by the respondents was grouped into Themes where specific terms or phrases were stated at least two (2) or more times. Some respondents listed several different suggestions together. These were separated and listed with the corresponding Theme.

STRENGTHS

Board/Staff

1. Front office TLA friendly and knowledgeable
2. Ongoing great management
3. Easy to work with
4. Leadership
5. Friendly interactions (personal)
6. Dedicated Board of Directors
7. They get things done – committed
8. Management communicates information well
9. Largely invisible but there when I need them
10. Keeping good staff

Maintaining/Infrastructure

1. Maintenance of Common Area
2. Operation excellence physical property
3. Care of physical assets
4. Amenity upkeep
5. Maintaining the physical property/surroundings
6. Management of our infrastructure – utilities, sewage/drainage, Lagoons management with CCA, roadways
7. Maintains assets
8. Maintenance of common areas

Communications

1. Communicates well
2. Communication with residents
3. Communication during normal times

4. Communication
5. Communication

Safety/Security

1. Maintaining a sense of safety
2. Security
3. Security
4. Security

Financial

1. Fiscal prudence\Keeping track of the money
2. Financial strength
3. Financial management

Activities

1. Activities for kids (park)
2. Bringing community together
3. Event planning and organization

Landscaping

1. Landscaping
2. Landscaping

Rules

1. Rules Awareness
2. Clear policies/Documentation

Miscellaneous

1. Understanding need for infrastructure maintenance
2. Ensuring The Landings stays a desired place to live
3. Dealing with more frequent weather challenges due to climate change

CHALLENGES

TLC

1. Coordination with TLC
2. Continue working to improve interaction and communication with the club and real estate
3. Keeping TLA separate from club but maintaining one community: The Landings (cross communication is important)
4. Coordination with TLC
5. Working relationship/collaboration with other related associations
6. Alignment of strategy with TLGAC is lacking
7. TLC members and non-members

Finance

1. Future finances (aging infrastructure – limited ability to add new members)
2. Controlling costs
3. Maintain balance between increasing costs and assessment increases

4. Fiscal demands to meet future expectations for maintenance of existing assets and required future assets
5. Inflation
6. Productivity (control costs. Driving productivity with the resources we have)

Landscaping

1. Landscaping challenges
2. Landscaping
3. Unusual Choices – plantings, projects (entrance and Tidewater Square)
4. Front entrance (needs uplighting)
5. Lighting at major intersections and street signs

Rules Enforcement

1. Rules not enforced
2. Consistency in covenants enforcement
3. Rules Enforcement
4. Road & Path Safety – speeding (outside the gate too)

Communication

1. Implementing changes without clear communication – acknowledging a lot of residents do not read anything.
2. Not taking a “pulse check” to see if things are still needed/desired (due to lag between survey/implementation)
3. Lack of communication on major changes
4. Planning projects – “Pulse Check and listening”

Gate/Security

1. Gate security
2. North gate vendor problem (safety in mornings, revise process of vendors coming in, have certain hours for vendors)
3. Main gate traffic

Board/Management

1. Board and managements losing trust of members
2. Proper representation of the Landings with Chatham County (Ex: how the board president and our GM handled first responders! They Didn't)
3. Not clear how strategic plans are linked to mission/vision by leadership

Wildlife Management

1. Wildlife management
2. Culling deer

Maintaining Community Paths

1. Sidewalk Maintenance & Repair
2. Maintaining Community Paths

Miscellaneous

1. Growth in the future (land locked)
2. Overcrowding of facilities and overdevelopment pressures
3. Recognize and satisfy diverse ages

START DOING

Deer

1. Cull more deer
2. Control better the deer population!
3. Fencing – creative solutions to deal with deer
4. Solve deer problem now
5. Plan plant types better to avoid repeated short term changes

Path/Golf Cart Safety/Enforce

1. Address golf cart path safety
2. Enforce golfcart safety rules – roadways useage – underage drivers
3. Enforce rule about underage driving of golf carts
4. Enforce safety rules on paths

Communication

1. Use social media more to share information
2. Listen - focus group (round about) was not listened to; Marina Pavillion; Phone calls – offered access to my porch, deer control, no response.
3. Communicate with personal suggestions from members.
4. Regular Town Hall Meetings – i.e. quarterly – communication as a two way street

Speed/Enforce

1. Increase speed monitoring and enforcement
2. Enforce speed limits

Guidelines/Enforce

1. Enforcing AR Guidelines
2. Enforce/follow-up on covenant guidelines/rules

TLC

1. Aligning communication, projects, plans with TLC
2. Regular interchange meeting with TLA, TL Club and TLCo

Traffic Control

1. Traffic control in village – coordinate with county
2. 4 way stop needs a traffic light

Miscellaneous

1. Take seriously the increased likelihood of serious weather threats by planning community reactive resources
2. Looking for future growth – land and members
3. Expand assets to meet demand – marinas, RV storage
4. Establish board official liaison position/role with TLC Board
5. Community should start appealing to young families to move here . changing the base focus group
6. More festive lighting during holiday
7. Check ID at gate
8. Stop doing 3-year strategic plans – change to every 5-6 years

9. Ride around with Sean
10. Continue to explore and try new ways to protect/enhance life span of infrastructure
11. Should plan in long-term projects – tree removal prior to next round of storms

STOP DOING

Miscellaneous

1. Stop assuming that past issues or plans will necessarily be predictive of future – have some thought to the unexpected
2. Stop 3 year strategic plans – 5 or 7 year plans likely make more sense
3. Implement the results found from this focus group
4. Stop: listen to opinions and not blowing off a suggestion in open forums
5. All department heads eliminate 5 meetings/week
6. Get more input from younger members
7. Stop allowing homes with covenant issues to slide

PRIORITIES

Security/Safety

1. Security
2. Security
3. Safety & Security – Traffic/Speed; Deer Population; Gate Access
4. Enforce Safety Rules for roads and paths (speeding, underage cart drivers, etc.)
5. Safety
6. Safety – Lights; Rules enforcement; sidewalk upkeep & signage
7. Security – Patrol; Gate access
8. Traffic patterns- safety
9. Traffic – speeding; main gate; vendor access; cart paths

Maintenance/Infrastructure

1. Maintain/update current infrastructure in financially responsible manner
2. Maintaining assets
3. Excellence in financial management
4. Infrastructure
5. Excellence in Implementation of maintenance and projects – Do it right and manage costs
6. Infrastructure – Sewers; Roads; Marinas; Buildings
7. Maintenance of infrastructure
8. Maintaining physical beauty of island

Finances

1. Sound financial management
2. Cost Control
3. Keeping on top of property taxes and changes that may occur – elimination of homestead exemptions?
4. Focus on value delivered for TLA dues paid

Deer

1. Deer control
2. Deer control
3. Deer population

County

1. Better working with the County

2. Work with County on issues such as 4-way stop
3. Improve how County & TLA can work together

Miscellaneous

1. Sense of community – changing negatives to positives
2. Develop a plan to handle demographic change – accommodating younger family needs; accommodating old-timer needs
3. Develop a database of members talents – we have a wealth of knowledge and experience here
4. Create marketing pieces to promote our community and target markets with them
5. Execute and report back on a regular basis progress on implementing strategic plan
6. Build and develop in an environmentally friendly manner
7. Communicate with members and listen
8. Covenant review and enforcement

WHY TL COMMUNITY

Amenities/Facilities

1. Facility Club
2. Access to amenities
3. Fun recreation facilities
4. Facilities available
5. Amenities for kids
6. Swim facilities
7. Climate amenities – golf, tennis, pickle, etc.
8. Amenities
9. Amenities offered by The Landings Club
10. Golf courses

Beauty/Beautiful

1. Natural beauty
2. Beauty
3. Physical beauty
4. Landings is beautiful
5. Beautiful sunsets
6. Replacing one island existence with another inland – Beauty of Fire Island – Beauty of Skidaway

Financial

1. A fiscally stable community
2. Lower taxes
3. The natural look – live oak trees. Reminded me of where we were moving from without the hills.
4. Being able to be outside all year

Safety/Security

1. Safety
2. Security
3. Safety and security
4. Gated community

Location

1. Location
2. Location – low country/Spanish moss
3. Close to H20 for boating

Community

1. Community
2. Sense of community – social life

People

1. The friendliness of the people
2. Great people!

Planned

1. Well planned
2. Well planned infrastructure

Miscellaneous

1. Diverse population – 17 different state clubs
2. Young and old
3. Family
4. Open sky
5. By accident – then found out it was the best kept secret HOA
6. Size – 4,000 homes
7. Less traffic
8. Not a transient community like most of Florida – many folks here full time

Strategic Planning Focus Group Session 2 – Raw Data

January 27, 2025, 7 PM – In Person

Total Participants: 16

Average Age Range

31 to 40	41 to 50	51 to 60	61 to 70	Over 71	Over 80
			7	7	2

Location in Community

Deer Creek	Marshview Landing	Marshwood	Midpoint	Moon River Landing	Oakridge	Palmetto
1		3	2		4	6

The raw data provided by the respondents was grouped into Themes where specific terms or phrases were stated at least two (2) or more times. Some respondents listed several different suggestions together. These were separated and listed with the corresponding Theme.

STRENGTHS

Staff/Board

1. Staff
2. Responsiveness to members
3. Engage in a professional friendly and consistent manner
4. Staff's willingness to help solve resident issues
5. Responsive to residents
6. Willingness to adapt to our changing community
7. Experience of staff and residents

Maintenance/Infrastructure

1. Beautification of Landings properties
2. Infrastructure maintenance
3. Cleanliness/maintained of the island
4. Maintains a beautiful community
5. Overall appearance/maintenance of community
6. Things work - roads, water, security, etc.
7. Maintaining roads and infrastructure

Finances

1. Finance and budgeting
2. Financial management
3. Most often financially responsible
4. Keeping costs reasonable

Communications

1. Weekly communication to members
2. Communicating its efforts and updates – the Journal

3. Excellent communication with the residents of The Landings
4. Communication to residents

Standards/Covenants

1. TLA exercises property maintenance
2. Arch rules (but..)
3. Maintaining Standards (stories)

Governance

1. Strong efforts are made to uphold the values and principles The Landings is built on
2. TLA is extremely well run in terms of budgeting. Landscaping, improvements, infrastructure and communication
3. Large community wholly owned by property owners

Miscellaneous

1. Genuinely seem to care – but don't properly communicate throw
2. Attempts to maintain an environment of privacy
3. One community with many diverse residents that share many interests and activities
4. Incredibly beautiful location that offers wide variety of activities
5. Security response

CHALLENGES

Governance/Enforcement/Security

1. Enforcement of Transportation (ie Golf Cart) rules
2. Uneven enforcement of standards – improve appearance/condition of housing
3. Adhere to rigorous standards in face of challenging new ideas
4. Staff shortage and dismissive attitude from team that manages property inspections- Reports of unpermitted work
5. Security – Gate access, Cart/pedestrian safety
6. Security will probably become a bigger challenge in coming years ... need for stronger reserve for safety reasons
7. Maintaining privacy with new communities under development
8. Increasing security to ensure gated community is actually “protected”

Club

1. Relationship with Club should be worked on and TLA should aggressively protect the interests of homeowners. Club members want TLA to have a place at the table so club doesn't do something that hurts residents
2. TLA must find a way to have a shared vision with the TLGAC before their shared hostility ruins property values
3. Developing and maintaining strong collaborative efforts with and between the other two organizations (namely the Club)
4. Collaboration with Club to balance community objective
5. Manage relationships with the Club and Company

Infrastructure

1. Aging infrastructure and residences

2. Maintaining the current properties at current level
3. Managing amenities
4. Aging real estate inventory - the future opportunity for investment

Finances

1. Cost inflation
2. Maintaining quality of life for residents – security, affordability, growth
3. Creating homeowner “buy in” to justify “x” increase in HOA

Maintenance

1. Preserving green spaces and preventing overdevelopment
2. Keeping the community vision that was established at the beginning – mix of ages, property, lots of nature
3. Keeping and maintaining community in the face of external development – County, State, etc.

Water

1. TLA must be much more proactive about saving water before we loose our aquifer
2. Water

Communications

1. Ability to promote cohesiveness in an everchanging community – the us v, them mentality; social media “pot stirring”
2. Quicker and better communication so that the naysayers don’t blowup Facebook

Wildlife

1. Maintaining/elimination of deer population
2. Wildlife control – too many Deer

Miscellaneous

1. Stick with what you do well ... Focus o core mission – maintaining boundaries
2. Broaden variety of community social events – music venue (live)
3. Activity center
4. Outside of gates – explore expanding community to incorporate new buildable land; coordinate with Village to improve services/appearance
5. Not changing with dynamic demographics
6. Finding and keeping employees
7. Communicate better – i.e. the mess around the front traffic circle

START DOING

Club

1. Get along with the Club
2. TLGAC – we should consider a 4th entity – a Board who has ultimate authority to resolve disputes with TLGAC
3. Enhance a working relationship with the LGAC Board
4. More actively work to influence Club choices – Club choice will have greatest impact on direction of community
5. Let residents know where they are working well with the golf Club
6. Having a better working relationship with TLGAC (Club)
7. Keep advocating for all residents – those in the Club and those not in the Club by protecting TLA (common) property from development of any kind

External/Advocacy

1. More interaction with County and State representatives to communicate the needs of our community
2. Have a committee to work with local and State officials on a continuous basis (round table discussions) to protect and plan our investments and objectives
3. Work/partner to improve electric system infrastructure
4. Verify that all drinking water is truly safe and not contaminated with chemicals, etc.
5. Explore more new ways (roads/bridges) to get on and off island. One exit and entry is not sufficient!

Enforce/Security

1. Security – creating a better means of tracking who comes in/goes out of area – vendorsm workers, etc.
2. Increase security – enforce/uphold rules; manned gates
3. Enforce the need of a drivers license to operate a golf cart
4. Add more speed camera all over the property – People speed when the detection is moved to another location

Water

1. Seriously investigate future water sources/alternatives
2. Water – TLA should – “Force” the use of smart irrigation controllers; promote and incentivize turning lawns into nature gardens

Snow Removal

1. Invest in snow removal and mediation equipment – approximately \$10k for plow and sanding
2. Have a snowplow attachment for a truck

Miscellaneous

1. Host vendor “experience” blog to capture good and bad experiences with vendors/contractors
2. Look at coordination of trash haulers by days of week (Too many garbage trucks all week)
3. Policing use of community properties/oversight lots of kids use our playground
4. Figure out how to manage North Gate so it doesn’t take 45 minutes to enter in the morning
5. Repair/replace Marsh Tower
6. Create additional wet slips

STOP DOING

Club

1. Sunset Pavilion – use amenities with club – i.e. building on Delegal could be used by Club (I think)
2. Stop fighting with the Club
3. Stop the us v. them attitude – TLA – TLGAC
4. Stop treating the Club like a vendor
5. Don’t pursue significant new amenities – Don’t compete with Club

Standards

1. Get rid of the “pine straw police”
2. Stop giving homeowners a hard time about their property maintenance when there are common property sections that need to be cleaned up first

Development

1. Stop asking for resident input with the information presented to achieve a certain outcome

2. Do not look at development of spray fields and TLCo property
3. Stop making major decisions without resident input. E.g. Traffic flow pattern; band, picnic area
4. Stop planning pavilion on canoeing property
5. Spend more time exploring a plan so that we won't need to pay to implement the plan then pay to reverse the plan due to adverse results I.E. traffic pattern – pavers

Food Trucks

1. Stop food truck Fridays
2. Food truck Fridays (few attend)

Miscellaneous

1. Wholesale changes to plantings at gates – more permanent not seasonal
2. Stop sending security personnel to out of town conventions
3. Online Landings Journal – stop it – as far as I know, nobody reads it – plus, the Friday night notes and news covers the same stuff
4. Stop removing alligators – they are a keystone species – very critically important
5. Stop managing the marinas and privatize
6. Stop charging vendors a \$20 daily pass long line and wasted time for vendors – vendors often pass fee on to Landings resident
7. Stop water overuse

PRIORITIES

Maintenance/Infrastructure

1. Manage infrastructure
2. Help improve property values
3. Property values
4. Maintaining open space
5. Plan with buy-in from residents, improvements to infrastructure and maintenance
6. Focus on protecting development
7. Plan and announce needed infrastructure improvements
8. Preserving and enhancing the natural beauty of the community while maintaining the amenities we currently have
9. Detailed plan and timeline for maintenance of assets including estimated costs
10. Managing development challenges to preserve quality of the community water; green space; encroachment beyond the gates; wild life
11. Maintaining common property

Club

1. Maintain communication and collaboration with other entities
2. Get on “same page” as TLG&AC
3. Relationship with Club
4. TLA/TLGAC relationship
5. Improve relationship with Club Board

Security

1. Improve security
2. Security

3. Security issues – who is coming/going; safety from speeding and golf carts; manned gates
4. Security
5. Security and Communications – RE: security issues

Finances/Long-Range

1. Long range financial plan and needed cash reserves
2. Maintain budget at current level or less to keep from raising HOA fees
3. Develop long-range capital plan
4. Financial security/stability

Water

1. Desalinization – plant feasibility study
2. Water conservation
3. Water issues – cost, conservation, etc.

Deer

1. Kill deer
2. Work with State and the Club Board on the overgrown deer population issue

Miscellaneous

1. Food Trucks

WHY TL COMMUNITY

Amenities/Activities/Club

1. A country Club
2. Outdoor activities
3. Exceptional amenities
4. Activities available
5. Unique combination of residential and Club amenities – both are key and must work to complement each other
6. Year-round outdoor activities
7. Community had a Club that provides restaurant and athletic activities
8. The Club
9. The Landings Club
10. ... with Golf and marinas
11. The Club and resources they provide – 6 golf courses, Club houses/restaurants
12. The overall Golf community experience

Beauty/Natural

1. Natural beauty of development
2. Natural environments – birds, trees, alligators ...
3. Serene
4. Beauty
5. Natural beauty mixed with ...
6. ... beautiful natural surroundings
7. Natural beauty of community
8. Beauty/Serenity

9. Pastoral feel and beauty
10. Natural beauty of area
11. Beautiful area ...

Location/Proximity

1. Close to Savannah
2. Proximity to Savannah (location)
3. Savannah – Don't forget value of larger market we are part of
4. Proximity to downtown while living in a tropical paradise
5. Proximity to an historic city that was small enough to manage with cultural resources and a reasonable climate that would provide an interesting retirement
6. Location/proximity to Savannah and airport
7. Proximity to downtown Savannah

Family

1. Family is here
2. Family
3. Family connections to The Landings so we saw it way before we moved here

Safety

1. Safety
2. safe and secure community
3. A gated community

Weather

1. Change of seasons – no snow
2. Weather

People

1. ... Friendly people
2. Super friendly people

Miscellaneous

1. Excellent community plan originally
2. Community that has been here since the seventies and still great
3. ... Restrictive covenants
4. Fit my lifestyle
5. Not just 55 and older community
6. ... where houses don't look alike (wide variety of houses and lots)

Strategic Planning Focus Group Session 3 – Raw Data

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STRENGTHS

Infrastructure/Maintenance

1. Community infrastructure development maintenance
2. Infrastructure maintenance
3. Maintaining infrastructure – attractive and functional community
4. Superb public works
5. Generally good conditions
6. Maintenance
7. Dedication to Maintaining Infrastructure
8. Awareness of physical benefits and limits
9. Management and maintenance of our marinas

Communications

1. Communications
2. Communications
3. Detailed status/#s
4. Communicates frequently and well with residents
5. Transparency
6. Communication
7. Communication – Hurricane response

Landscaping

1. Landscaping
2. Grounds/landscaping
3. Grounds keeping overall cleanliness appearance of property
4. Landscaping/upkeep
5. Grounds maintenance
6. Grounds maintenance

Finances

1. Well financed
2. Financial stability
3. Managing the allocation of community dues
4. History of good financial stewardship for The Landings
5. Undertakes projects in a cost-effective manner
6. Guaranteed income per member/per year

Board/Staff

1. Wants to do what is in the best interest of community
2. Well structured management
3. Responsive to situations
4. Staff
5. Strong organization

Community

1. Sense of community
2. Community driven
3. Board and staff – creative ways to bring community together – eg. Food truck Fridays, music – Home By 9

Guidelines

1. Community standards – i.e. building, development guidelines
2. Rules of governance – i.e. property owners guidelines

Security

1. Security Responsiveness
2. Security

Miscellaneous

1. “Captive Audience”
2. Provision of facilities for recreational activities – i.e. marina, dog park, playground, athletic fields

CHALLENGES

Club/TLA/TLCo

1. Lack of education new homeowners rules – 3 organizations
2. Liaison and shared vision and communication with Landings Club
3. Relationship with The Landings Golf and Athletic Club
4. Better working relationship for all 3 groups – TLA, LGAC, Realty
5. Relationship with LGAC
6. Working in tandem with Club and Realty for common goals
7. Relationship with TLC
8. TLC
9. TLA cannot count on The Landings Club to coordinate security, lagoon management or event scheduling (not sure why or which entity needs to consider changes or maybe both do.)
10. Communication between/among multiple entities

Safety/Security

1. Safety and security (Cart paths, break-ins, walk-ins, etc.)
2. EMT
3. Security
4. Enforcing safety rules
5. Security program – needs better scope, vision and functionality
6. Security
7. Safety and security – rule enforcement, gates – operation and staffing
8. Future (potential) security issues – (wealthy community has a target on its back, potentially)
9. Controlling non-resident activity

Finances

1. Outside financial issues – world/US economic issues
2. Spending priorities
3. Cost to maintain
4. Economy/cost of doing business
5. Financial – enough and to cover the goals
6. Increasing costs/inflation

Communication

1. Communication – neighborhood
2. Communication metrics – stats
3. Keeping everyone happy
4. Negativity from social media
5. Overcoming “goodwill” issues” of past communication lapses plus/or financial decisions (Harbor marina structure)

Standards

1. Consistency of community standards eg. Gate entrances well maintained but not consistent in other common areas; properties complying with standards
2. Keeping standards to a high/expected level
3. Cost of housing and maintaining aging housing to standards

Water

1. Water conservation education
2. Ecological changes – water restrictions, rising tides, impact of ARC guidelines
3. Managing physical resources (water)
4. Water

Infrastructure

1. Infrastructure due to age of pipes/roads etc.
2. Infrastructure – water, old systems drainage, electrical, etc.

Wildlife/Management

1. Deer population
2. The heat/gnats

Miscellaneous

1. Maintaining Culture
2. Involving 20-45 demographic (In things just like this or committees, board, etc.)

3. Manage and improve facilities with multiple uses – i.e. cart paths

START DOING

Communication

1. Publish metrics on communication
2. Regular way to get community feedback before starting projects
3. Weekly 2 minute – Social post (Facebook and Instagram) Reviewing that week @ the TLA
4. Communicate when there are traffic issues getting off the island
5. Publicize fines imposed
6. Monthly catch up in person meetings – offered
7. Start Focus groups and regular town halls
8. Be more responsive in the SeeClick App requests
9. Engage Neighbors affected by TLA decision

Safety/Security

1. Start evaluating means for providing greater security of the property (i.e. access points)
2. Expand security (stop cars tailgating in) walking and golf cart and bicycles, security entrances
3. Start monitoring visitor (especially “vendor”) vehicles – When/where enter in?; Where do they go (which properties)?; When/where they exit – case in point: Door dash fake visits
4. Strong punishment for youth who ignore rules and who do harm
5. Proactively ensure safety on cart paths, roads, entrances, Control access to community better. Staff all gates – Issues – Breakdowns (gates); Traffic backups; Check exiting contractors; Improve/revise Vendor access; Visual on walk-ins and bike-ins

LGAC/TLCo

1. Collaborating with TLCAG
2. Better relationship with TLC and TLCo – get buy in on shared vision
3. Create a common event calendar TLA/TLC/TLCo – Publish on both websites
4. Start doing frequent organized social/food/music events – coordinate with TLC? Residents? (More than the 3 -6x/yr currently)
5. Start/take back security of aal property in TLA, TLC, and TLCo

Resource Planning

1. Start planning for ways to secure the resources we have (i.e. water)
2. Publish a road maintenance and repair schedule and ask for community response on priorities
3. Work on plan for future water issues
4. Planning (strategically) for water issues – costs, availability, hardscaping, “Florida” look

Recycling

1. Revisit options in community
2. Community-wide recycling

Enforce/Rules

1. Enforce property maintenance standards – change Bylaws
2. Enforce all rules that TLA chooses to keep in place of adopt as new

Miscellaneous

1. Focus on build out of island – future change
2. Start lower costs by prioritizing (What's really important)
3. Better management of Delegal facility - Sunset Pavillion (Keeping things working before events)
4. EMS issues
5. Redefine the goals of the community
6. Identify 3 top priorities for 2025
7. Hard question – Done pretty well out here
8. Nothing – do hat we should do better

STOP DOING

Club/TLCo

1. Stop making decisions without collaboration with the Landings Club/The Landings Company
2. Stop providing TLA resources for Club events until Club revisits its decision to have separate security. Lagoon management, etc.
3. Stop in-fighting with other boards/organizations
4. Stop using the same structure you have as it relates to goals vision – include other entities in the process- collaborative process

Finances

1. Stop wasteful spending and budget increases
2. Sole supplier relationship with water company – rebidding
3. Stop “automatically” renewing contracts with vendors without considering options (ex. Bennett paving)
4. Stop watering when it is raining (educating residents)

Development/Building

1. Building on open space – i.e. Pavillion @ Landings Marina
2. Stop allowing additional development
3. Stop plans for building a Pavillion @ Marina
4. Stop trying to over-develop Landings Harbor Marina

Maintenance

1. Nickle and dime cart paths repairs – do a planned major overhaul
2. Stop doing things that aren't priority – examples: repaving roads that don't need it; Replacing sod at gates – i.e. wasting money – focus on conditions
3. Auto-programming road re-surface whether they need it or not – get better value

Enforce/Rules

1. Stop making rules that TLA does not enforce
2. Stop making exceptions to TLA rules – eroding the infrastructure and standards
3. Creating new rules without updating/enforcing existing rules/codes

Communications

1. Stop publishing the “Landings Line” on the computer and go back to mailing it. Too many people don't bother to read it on the computer!
2. Stop being defensive about social media complaints when YLA has dropped the ball or erred. Admit mistakes freely.
3. Stop lack of response to issue on social media – not holding town hall meetings

Community/Input

1. Stop making decisions that should be voted on
2. Stop making decisions without community member input (i.e. changing roadway directions by main gate)

Miscellaneous

1. Stop being so down on my little deer friends
2. Stop over-manicured landscaping (like too much pine straw) Embrace Audubon approach instead
3. Stop considering offering services I'm already taxed for – Recycling
4. Stop relying on outside consultants to redesign road flow through main gate – common sense more important
5. Stop trying to change the traffic flow

PRIORITIES

Safety/Security

1. Security
2. Safety and security – within the community; rule enforcement; outsiders coming in
3. Better security program and staff
4. Security – tighten up controls over RFID/Vendors; responsiveness
5. Security – vendors; visitors; Flow into North gate in morning! – walk-ins, bike-ins, boat-ins
6. Safety and security
7. Maintain security
8. Effective security
9. Fix strategy, consistence, flow at vendor gate in Ams
10. Effective marketing

Infrastructure/Maintenance

1. Infrastructure planning maintenance and funding
2. Funding and plan to maintain infrastructure
3. Listen to homeowners but prioritize for greater community long term
4. Maintain assets
5. Take care of what we have instead of building new
6. Prioritize spending to greatest need – not spend because we always did it that way
7. Prioritize infrastructure needs
8. Infrastructure maintenance/improvements
9. Capital – save \$ don't waste money on things that aren't needed – repaving, pinestrae, sod

Finances

1. Fiscal stability
2. Maintaining standards vs. cost control
3. Long term financial planning
4. Really watch spending (overall)
5. Explore areas for cost cutting and cost savings
6. Financial security budget

TLGAC/TLCo

1. Strategic alignment with other entities
2. Prioritize collaboration with other entities TLCo and TLGAC working together to achieve mutually desired outcomes
3. Communication and coordination with TLCo and Club over common goals
4. Improve communications and relationships between the Club and TLCo

Disaster/Safety

1. Security outside of what we think of day to day example – next COVID or 9/11
2. Natural disaster preparedness and recovery
3. Establishment of a EMS system that is appropriate to the community of The Landings (Marshes, Thrive and other should contribute to \$\$\$)

Water/Aquifer

1. Develop a long-term plan for water
2. Water Management – drinking water; water runoff

3. Resource development plan (water and infrastructure)

Environmental

1. Work together with residents to combat the negative effects of climate change and add programs that improve our island environment
2. Environmental conservation
3. Recycling glass and coordinate it with Club's recycling of glass plans

Enforce/Rules

1. Enforce rules – including property maintenance standards
2. Educate homeowners – standards homes ; cart path rules; vehicle types not allowed; speeding
3. Keep the current standards and expand where appropriate

Safety/Cart Paths

1. Improve cart paths for multiple users
2. Improve safety on roads and paths

Miscellaneous

1. Reining in costs via – shared services; clout with County government
2. Communications – regularly, honestly, openly
3. Prioritize resident involvement in decision-making

WHY TL COMMUNITY

Amenities/Facilities

1. Access to sailboats for racing
2. ... with many recreational social and athletic opportunities ..
3. The LGAC amenities, golf restaurants, etc.
4. Club amenities
5. Multiple golf course community
6. Lifestyle (Biking, fishing, “easy living”)
7. Facilities and amenities were what we were looking for
8. Active, healthy lifestyle
9. Amenities
10. Variety of activities/interests
11. Golf
12. Club amenities
13. ... Facilities
14. Amenities
15. Golfing
16. Amenities
17. Amenities of the Club!

Beauty/Natural

1. In a beautiful city
2. Beauty
3. Urban forest – natural beauty,
4. Physical beauty of property

5. Attractive
6. Natural environment on the coast with good stewardship of our underdeveloped land and
7. Nature-scape
8. Water areas
9. Beauty
10. Environment
11. Beautiful environment

Financial/Value

1. Sweet spot between costs ...
2. ... a long standing good financially sound arrangement
3. Good value
4. ... at a reasonable price
5. Total value proposition
6. Financial stability
7. Fiscal stability
8. Value for \$
9. Sound financial stability

Location

1. Region
2. GA, Savannah, etc.
3. ... Location
4. Family proximity
5. Close to beach (surfing)
6. Proximity to entertainment here and in Savannah
7. Location of services – Savannah, health care, the arts, the island
8. Savannah
9. ... proximity to MAREX, SKIO and downtown Savannah

Sense of Community

1. Sense of community
2. Sense of calm as you arrive on Skidaway Island
3. A friendly community...
4. Strong sense of community
5. Sense of community
6. Sense of community
7. Sense of community
8. Diversity of community

Gated/Safe/Security

1. Established gated community with ...
2. Safe and secure gated community
3. Gated community ...
4. Dude got his car stolen across street @ prior home – looked out here that weekend – under contract that Tuesday
5. Safe Gated community
6. Security...
7. Safety

Maintained

1. well-maintained, homes
2. Well maintained community ...

Miscellaneous

1. Grew up here, great place to live, great place to raise children, great place and great people
2. Warmer than DC
3. Solid Infrastructure

Strategic Planning Focus Group Session 4 – Raw Data

January 28, 2025, 7 PM – In Person

Total Participants: 9

Average Age Range

31 to 40	41 to 50	51 to 60	61 to 70	Over 71	Over 80
		1	5	2	1

Location in Community

Deer Creek	Marshview Landing	Marshwood	Midpoint	Moon River Landing	Oakridge	Palmetto
1		2			3	3

The raw data provided by the respondents was grouped into Themes where specific terms or phrases were stated at least two (2) or more times. Some respondents listed several different suggestions together. These were separated and listed with the corresponding Theme.

STRENGTHS

Maintenance/Infrastructure

1. Road and infrastructure maintenance
2. Maintaining common spaces and facilities
3. Maintenance of common areas
4. Maintenance and building structures
5. Knowledgeable public works team

Security

1. Security
2. Maintaining security of property and homeowners
3. Security
4. Security within the community

Communication

1. Communication
2. Communication

Financial

1. Keeping dues moderate
2. \$12M million in reserves

Landscaping

1. Beautification of common areas
2. Landscape

Miscellaneous

1. Shared purpose
2. Location
3. Community committee engagement

CHALLENGES

Club

1. Learning how to work better and collaborate with The Landings Club and other entities.
2. Conflicting views of our community between TLA and Club – silo thinking
3. Duplication of functions between TLA and Club
4. Lack of common (or linked) vision, mission, values, Road map and implementation strategy with The Landings Club and Athletic

Weather

1. Cost of residential insurance due to hurricanes
2. Weather preparedness
3. Is TLA focused enough on climate change? – insurance company denials of coverage; winter storms; heat; rising sea level – These could/will impact property values over 30 years – we need planning now.
4. Severe weather impacts

Communications

1. Social media misinformation
2. Weak communication about direction of community
3. New directory contains a regional highway map which does not show the Truman Parkway west. I'm concerned about attention to detail of TLA staff.

Marketing Community

1. It doesn't seem like the TLA has trouble selling houses but The Landings is poorly promoted locally. I.e. Southern US is goldmine of potential future homeowners who don't know about the community.
2. TLA does not promote or leverage its major asset. We live on an island waterfront, water sports, etc. should be a key way to promote The Landings (Ask me about sailing)

Miscellaneous

1. Better resources for new residents
2. Not controlling the golf cart issues/danger
3. Governance – leadership and committees are largely internally focused. There should be more outreach to all key stakeholders – residents; community outside The Landings; TLC; GDOT, etc.

START DOING

Club

1. Start the ;planning to consolidate the TLA, the Club, and real estate company into one organization
2. Start developing a strategy to fully leverage the waterfront and water sports(or give them to TLC to promote). Today they are neglected: sailing; kayaking; tikki shack; Delegal Marina.
3. Work on a strategic land use plan with The Landings Club i.e. what land remains undeveloped and how should it be used
4. Develop shared projects with The Landings Club and Athletic Association

Communication/Engagement

1. Do more to engage in the community: arts, non-profits, and facilitate greater resident involvement
2. Communicate more succinctly and less frequently

3. Put a focus on baselining and improving stakeholder satisfaction: residents. Community, TLC, government entities
4. Start providing better resources/meetings for new residents

Safety

1. Improve golf cart safety – paths crossings; drivers; speeds; connections
2. Greater speed enforcement and golf cart safety enforcement
3. Enforce road and cart path rules more effectively

Maintenance

1. Do a better job of overseeing the maintenance of the islands
2. Harbor shade, more garbage can clean up
3. Continue to trim the tree canopies on all of the roads

Miscellaneous

1. Better emergency preparedness
2. Do something to reinvigorate the Village – its dead!
3. Train TLA employees [administration]– most are helpful – but there are some that do not follow-up on inquiries.
4. Increase the intensity of the streetlights

STOP DOING

Gate

1. Stop issuing daily passes for contractors – they should be buying at least a 6 month pass
2. Stop using the main gate for heavy vehicles – develop truck and vendor entrance

Club

1. Stop sabotaging Club plans
2. Stop food truck Fridays that compete with the Club

Miscellaneous

1. The list of rules and regulations is too extensive. For new homeowners it is overwhelming. For existing homeowners, there are too many to follow or enforce. Can there be an effort to reduce them to a more manageable set?
2. Stop communicating as much material as they do and keep communication on point. Don't have time to read and absorb it all. Make it count. Do we really need weekly communication? Monthly would likely have a greater impact.

PRIORITIES

Safety/Golf Cart Path

1. Widen golf cart paths
2. Road safety – speeding; golf cart; bikes
3. Improve connectivity of golf cart paths throughout the island.

TLA/TLGAC

1. Eliminate/consolidate duplicate services – HR; security; finance

2. Develop a joint strategic plan with The Landings Club
3. Creating a positive relationship with TLC

Miscellaneous

1. Improve status and access to marinas make them a destination for new boat owners
2. Continue to enhance and maintain our assets
3. Promotion of The Landings not just management of it.
4. Create a more active channel or committee to understand resident sentiment on a regular basis
5. Promote community events
6. Explanation of process and procedures – streamline rules and regulations
7. Work with the County to get round-about at McWoster and Green Island
8. Create separate entrance for all Trucks coming in and monitor entrance time and develop a system to make sure they exit community in the evening
9. Train and better educate your Board on their role and responsibilities.

WHY TL COMMUNITY

Amenities/Facilities

1. Paths/trails
2. The Landing's sailing club is a unique asset (that is not well publicized). If it ceased operation we would probably move! Very few other locations offer the combination of water and land sports.
3. Golf
4. The Clubs affordability and amenities
5. Access to amenities of The Landings Clu
6. Relatively common purpose (Golf and 6 courses)
7. The amenities – Club Facilities – Wellness center, court sports, restaurants

Location

1. Location
2. Proximity to downtown
3. Close to Savannah culture
4. Culture in the city
5. Location – weather, island, etc.

Family/People

1. My parents moved here in 1992 and stayed for 20 years. They loved it. We loved visiting.
2. My parents retired here
3. Exciting and positive people
4. People

Beauty/Natural

1. Beauty of the natural environment
2. Natural beauty

Miscellaneous

1. Well maintained homes, common areas, and access to water
2. Good way to move back to Savannah with a northerner
3. No traffic to get to town
4. Security

Strategic Planning Focus Group Session 5 – Raw Data

January 30, 2025, 1 PM - Virtual

Total Participants: 4

Average Age Range

31 to 40	41 to 50	51 to 60	61 to 70	Over 71	Over 80
		1	1	2	

Location in Community

Deer Creek	Marshview Landing	Marshwood	Midpoint	Moon River Landing	Oakridge	Palmetto
	1		1			2

The raw data provided by the respondents was grouped into Themes where specific terms or phrases were stated at least two (2) or more times. Some respondents listed several different suggestions together. These were separated and listed with the corresponding Theme.

STRENGTHS

Maintenance/Upkeep

1. Common area management/upkeep
2. Community area upkeep
3. Top notch care of facilities
4. Proactive in terms of maintaining the property and infrastructure.
5. Debris management
6. Look and feel of property

Staff/Board/Operations

1. Community governed organization with elected board members
2. Strong staff
3. Day-to-day operational activities seem to be managed in a competent fashion, e.g., public works, streets, lagoons, etc.
4. On top of things
5. Responsive to inquiries

Financial

1. More than adequate funding
2. The annual assessment seems reasonable for the services provided.

Communications

1. Communications are timely and informative.
2. Weather communication

Miscellaneous

1. Helpful membership
2. Sets standards and enforces them

Don't Know

- Dont know
- don't know

CHALLENGES

Communication/Input

1. Timely and effective communication
2. Communication and ...
3. lack of communication
4. Keeping the populace engaged
5. decisions without community input
6. More communication regarding water challenges
7. Chatter on social media on issues of concern to community – Board should pay attention to these channels to see what is on peoples minds

Enforce/Standards

1. The TLA needs to be much more aggressive in maintaining and enforcing property standards, especially in areas of the community with older homes. This includes not only street view, but also what can be seen from the golf course which is where many prospective buyers see the community.
2. Maintaining and improving property standards throughout the community. The aging housing stock creates a risk of a death spiral in property values. As the housing stock gets older—without significant modernization and renovation—home values will decline or not keep pace with inflation. This will attract buyers with less financial resources to improve or renovate their homes.
3. Lack of enforcement of rules
4. A special concern should be excessive lawn and housing decorations that are out-of-character with the community; these perceived by many to be lacking taste and refinement. So-called bistro lighting and other outdoor lighting should be banned. Finally, monitoring of these issues should be done more proactively by the Association, rather than responding reactively to issues raised by other community residents. "

LGAC/Relationship/Cooperation

1. Increasing cooperation and collaboration with the LGAC. The success of the TLA and LGAC are inextricably linked. A key priority for the TLA should be to support the success of the LGAC. Even for TLA residents that are not Club members, a thriving and financially secure Club is critical to property values in The Landing.
2. Relationship with TLGAC to reach common goals for the future
3. interaction regularly with the Landings company and the athletic club

Projects/Costs

1. Keeping the dues reasonable and simultaneously meet the needs of the community
2. The TLA Board should avoid the temptation to pursue vanity projects. A key challenge is to stay focused on the basics and avoid unnecessary and costly projects and initiatives. The proposal for the Landings Harbor area is an unnecessary project that the community does not want or need. Continue to improve basic services and maintain critical assets and infrastructure, i.e., just keep the trains running on time.

Miscellaneous

- Climate change mitigation
- Maintaining the facilities as a function of time
- Exploring, if there's anything new to be done creatively that is
- Common area development- for all age ranges
- Upgrading utilities such as electricity, water,
- Remaining on top of things
- Traffic management- guests and residents

START DOING

Security/Safety

1. Improve cart and walking pathways for safer combination traffic
2. The security environment facing the community continues to evolve. The policies and procedures of the security team need to evolve with the changing environment that presents more threats and security issues for residents. A special focus should be vendors, including entry-and-exit procedures for vendors and other non-residents, specifically ensuring vendor employees exit the community in a timely way.
3. The TLA should conduct a comprehensive review of the leadership, procedures, staffing, and policies of the Security function.
4. This review should include an external, professional assessment of the leadership of the security team to ensure the Director and senior staff have not grown stale and comfortable in the role and that they are up to the task. This review should be done with an outside security consulting organization.
5. Improve security measures at gates and points of access
6. Advocate for a four lane exit from the island especially for evacuation.
7. Need more light in area

Communication/Input

1. Communication of decisions
2. Getting community input before major decisions.
3. Actually, you're seeking input is a good thing
4. See Click Fix is good but residents need to be made more aware

Staff

1. Increase the customer service attitude of the TLA office staff. At times, it feels like you are dealing with the government.
2. Staff should be more proactive
3. Customer response/don't close an issue just because it is not a TLA problem – residents need help and staff should not just ignore a matter but help connect residents or inform the entity that is responsible – ex. Missing electrical box cover that is state's responsibility

Rule/Enforcement

1. Enforce the rules. We have been complaining for 8 months about someone not keeping up their lawn and NOTHING has been done.
2. "Put stricter controls on water usage especially irrigation.

Miscellaneous

1. Better technology in selective areas
2. Install more swings/ benches/ outdoor exercise stations in common areas

3. Build community to create a stronger sense of ownership by all residents.
4. Clean up the bidding perform large procurements
5. Are we using all our property to use best effect?
6. Change the BOD selection process to a slate versus individual selections due to small voting universe.
7. The Board needs to take a more active and decisive position with regard to managing the out-of-control deer population in the community. This should include active monitoring of the culling process and application to government authorities to increase the number of deer removed from The Landings. My understanding is that we currently have a half-time resource focused on culling. This probably needs to be increased to a full-time resource given the significant increase in the Deer population. My observation from speaking to many other residents is there is a significant concern about whether the Board is taking this issue seriously. The deer have lost all fear of humans; someone is going to get hurt, either through a close encounter interaction or automobile accident. Beyond the obvious health and safety issues, the explosion of the deer population has resulted in significant damage to residents' properties (e.g., damage to planting and landscaping). The Landings a community devoid of color. Reason it is devoid of color is because deer are eating flowers.

None

1. Cannot think for third

STOP DOING

Finances

1. Reduce change of seasonal beds/flowers and install longer term solutions to reduce meaningless spending
2. As mentioned earlier, the Board should focus on the basics of running the association in a competent and cost-effective manner. We should not be looking to spend money on superfluous projects that have dubious support in the community. If we have extra funding, it should be set aside for asset, replacement and infrastructure repair in the event of damage from hurricanes or other natural events.

Miscellaneous

1. Having rules they don't enforce
2. Rather than impose heavy fines for speeding, install more permanent solutions such as speed humps to slow traffic consistently
3. Wasting money on the repair of things "just because they were there"
4. Delete the website - it is impossible to use
5. Get priorities straightened out i.e. roads versus the harbor

None

1. nothing else
2. I cannot think of anything

PRIORITIES

LGAC

1. Increasing and close cooperation with the LGAC.
2. Develop better relationships with TLGAC and the county

3. Continue your regular integration with the club, and the company with the new committee you established
4. Create an attractive community in comparison to Club – there is a linkage between the two People mix up Club Board/Staff vs, TLA Board Staff
5. The TLA/TLGAC is the biggest strategic issue that needs to be addressed – the success of the community is inextricably linked to this
6. Not sure whether this is TLA or TLGAC – in order to get on the Board you have to first serve on a committee, then another committee decides if you can be on board
7. TLGAC would like all residents to be Club members
8. TLA Board members are Club members too
9. Don't compete with each other (TLA/TLGAC) on new amenities – work together on what we have
10. TLA/TLGAC are two separate entities – TLA strategic plan is not the Clubs

Maintenance/Infrastructure

1. community maintenance
2. Upgrade the facilities
3. Common property improvements with play areas, sitting areas, exercise areas throughout the island
4. Housing stock in community needs to improve to keep bringing people in to community

Security/Safety

1. Improve gate security, tracking visiting vehicle info, secure walking entry points in some way, improve gating around perimeter of Landings property
2. Improve safety of roads and cart paths with speed deterrents that will give long term benefits, such as widened paths, designated cart vs bike vs pedestrian areas, speed humps paths and roads
3. Maintain high security standards and enforce them.

Finances

1. A focus on day-to-day operational excellence provided to the community in a timely and cost-effective way.
2. Stabilize the annual dues

Climate Change

1. Dealing with climate change for safety and preservation of the community
2. Climate change/plan to mitigate in advance

Miscellaneous

1. Better engagement of the membership based on demographics
2. Enforcing the rules
3. Sustainability
4. Depending upon available land, maybe create a condominium site
5. The deer population on the island is simply out of control. I believe this is presenting a growing and significant risk to health and safety of residents. The TLA Board should put this as a high priority going forward.
6. Stay strong and what you're already doing
7. Should benchmark against other similar communities – evaluation of peer group communities – should include deep dive – for example, John's Island, South Carolina, what do they have?

WHY TL COMMUNITY

Location

1. location
2. Reasonable access to a small city
3. Close to an airport.
4. Because of where it was – Convenient to downtown, near services, ideal location

Safety

1. Safety
2. Safety
3. A gated community with significant security apparatus to promote health and safety of the residents, along with a high-end club environment.

Amenities

1. A variety of options, both in terms of the club, activities and
2. Golf
3. The 40 miles of sidewalks for riding a bike or walking

People

1. Diverse group of residents
2. People
3. Friends here

Maintained

1. Well maintained
2. Well-run TLA maintaining property and standards

Beauty

1. Beautiful
2. Natural beauty

Weather

1. Temperature over the four seasons
2. ...with good weather.

Miscellaneous

1. Types of housing
2. Originally costs
3. I feel like I'm coming into a retreat every time I simply come home

Strategic Planning Focus Group Session 6 – Raw Data

January 30, 2025, 7 PM - Virtual

Total Participants: 10

Average Age Range

31 to 40	41 to 50	51 to 60	61 to 70	Over 71	Over 80
	4	2	2	2	

Location in Community

Deer Creek	Marshview Landing	Marshwood	Midpoint	Moon River Landing	Oakridge	Palmetto
2		3	1	1	3	

The raw data provided by the respondents was grouped into Themes where specific terms or phrases were stated at least two (2) or more times. Some respondents listed several different suggestions together. These were separated and listed with the corresponding Theme.

STRENGTHS

Community/People

1. Community environment
2. Committed board members.
3. The opportunity to directly make an impact on your community
4. Community volunteers
5. The paid staff and resident volunteer board members
6. COMMUNITY
7. The people

Maintenance/Infrastructure

1. Good maintenance of infrastructure.
2. Bicycle and golf cart access and cart path maintenance
3. Maintenance of common space and association grounds
4. Landscape and lagoon maintenance

Security/Safety

1. Security
2. SAFETY
3. Security
4. Security

Communication

1. Communication
2. Open communication via emails-ability to view board meetings via zoom-
3. Communications

Amenities

1. The facilities and amenities

2. Golf
3. Community amenities

Financial

1. Saving money
2. Appropriate dues.

Miscellaneous

- Cares about Landings
- General daily operations
- Continue to seek improvement
- Fast decisions
- BEAUTY
- Emergency response
- Authoritative

CHALLENGES

Financial

1. Cost control (dues levels)
2. Financial management
3. Careless spending
4. Financial management
5. Financial planning due to increases in all areas and insurance coverage costs..
6. Capital costs (pathways, drainage, and other infrastructure)
7. Financial management – containing costs
8. How to balance thoughtful spending with strategic goals
9. Capital plan
10. Tons of wasted money in operations, shrink cost to more rational level – rebid contracts – there is money to be saved in operations that could go to the capital plan
11. Financial management
12. Inflation.
13. Dues cap is handicapping community and weaponizing if agreed upon standard on level of
14. maintaining assets through future budget planning

Maintenance/Upkeep/Infrastructure

1. Common areas (which are extensive) need to be more manicured
2. Maintaining the infrastructure
3. Cart path areas – need to focus on where you can ride on the road
4. Path connectivity
5. Increase size of cart paths and how they are marked – Signs near golf cart paths
6. Maintaining excellent up to date pathways and roadways
7. investment of infrastructure
8. Infrastructure – pathway nail pops – used incorrect nails – someone for maintenance goes out daily to hammer nails back in place – this is a waste – why not replace with correct nails/screws? This should be a maintenance standard
9. Biggest issue is aging infrastructure

10. maintaining open green spaces..environmental assests,auduobon ,wildlife,,,

TLC/Club

1. Working together with the club
2. Too many club nonmembers.
3. Maintaining the value offered. The strength is what you get for the money and not trying to compete with the much more expensive and “stuffy” clubs. Be genuine
4. MIXED MESSAGING WITH TLC
5. Productive and strategic relationship with The Landings Club
6. The TLCo is a wholly owned subsidiary of TLA – should not have two Boards – should be one.
7. WHO’S RESPONSIBLE FOR WHAT TLA V TLC

Standards/Guidelines

1. Standards among owners (vandalism, neighbor courtesy)
2. Architectural review board/community standards strictness, consistency, and bureaucracy
3. Setting up guidelines for future protection.
4. Guiding principles as to how community should be maintained/standards

Safety/Security/Traffic

1. TLA has role for safety of community
2. Vandalism.
3. Review the Traffic Study results
4. GOLF CART PATH SPEEDING

Miscellaneous

1. Continue to expand opportunities on the island for skill development
2. Not transparent
3. Strategic decision making
4. No community member access
5. Many moved here due to the environmental beauty. don’t continue to build..
6. Meetings at inopportune times
7. Water, waste, and energy Management
8. Personnel – challenge finding best people for jobs
9. n/a

START DOING

Financial

1. Reducing operating cost and increase capital reserves
2. Contractor screening - denying access to contactors with high volumes of member complaints
3. Focus on Improving and maintaining what we have versus doing thing that substantially increase operating costs
4. Group purchasing for improved
5. Address infrastructure projects when due instead of if budgeted
6. Ask membership for input on new spending

Recycling/Trash

1. Recycling

2. Trash removal - contract with one company that removes trash for the entire association and add the cost to dues (increase will be offset by members not paying collectors directly). This would limit the number of heavy trucks traveling on our roads each week and provide a stronger service negotiation position for all homeowners.
3. Bring back recycling drop off points on the island... can be worked in conjunction with idea 2.
4. One trash contract would save oall owners money
5. Need to consider values driven decision-making

Security

1. Maintain data on whether crimes are being committed by club members, nonmembers, renters, etc.
2. Better control of nonmember access
3. Better security into community-more training on our security force-direct communication of all security issues to residents. residents on safety committees/ hear about suicides/police action through grapevine and it isnt accurate but alarming
4. What are the standards – what level of security are you expecting, what are we trying to achieve from a security standpoint? Ex. Funding dog finding

Club

1. Improve the working relationship with the club
2. Deep strategic coordination with The Landings Club and The Landings Company
3. Eliminating separate The Company Board and consolidating functions to save money

Miscellaneous

1. Eliminate food truck Fridays.
2. Update architectural board
3. START FINING SPEEDING GOLF CARTS
4. Stricter development of undeveloped areas.
5. Increase # of street lights
6. Waterfront dining
7. Improve common areas appearance
8. DEAL MORE FIRMLY WITH DEER POPULATION
9. Efficiency and rates with other organizations on the island
10. Be transparent
11. Indoor general member community center for education, arts, etc – common space/activities offered to owners – bring community together in common space to collaboarte
12. Communicating clearly to residents the options for technology (internet, fiber, etc)
13. START FINING UNDERAGE GOLF CART DRIVERS
14. n/a

STOP DOING

Roads/Paving

1. Repaving roads prematurely
2. Extend the timelines for repaving the roads thereby saving money
3. Stop focusing on the maintenance of just the main roads and entrances and take better care of the Association properties adjoining residential homes on the side roads
4. Invest in salt of bridge areas for future ice events

Consultants

1. Use of so many consultants and attorneys for decisions a competent staff should be able to make
2. Having an employee staff instead of outsourcing management to a professional organization
3. Tolerance for outside assistance - when professionals are sought to provide guidance and their advice or solutions are not followed – example -Traffic Study – did not get input for owners
4. How are we prioritizing common sense actions?

Miscellaneous

1. Food truck Fridays.
2. Sunset Pavilion needs to be scraped, redone, and converted to something amazing
3. Stop looking for lost cats
4. Speed tickets
5. TAKE GOOD LOOK AT ARCHITECTURE REVIEW BOARD POLICIES
6. Try to politick
7. Landings Co real estate - let independent realtors market us
8. Cutting grass/dirt on a weekly basis
9. Consider equine facility
10. Actual competitive bidding instead of excuses for not following prescribed processes.
11. Printed newsletter
12. Holistically address storm water management to overcome Club intransigence

PRIORITIES

Club/TLA

1. We are all in this together – not us vs. them – we must work together as one community!
2. Be bold – how do we compel the powers that be to make meaningful change
3. You should do a case study on Grand Harbor matter. TLA/Club – have totally different missions on this – it was an embarrassment to TLA
4. Franklin Creek pool should have been part of the community
5. Skidaway Island is an attractive place for people to live if TLA partners with Club to benefit from collective strength
6. Club is responsible for maintenance and upkeep – Sean says Club standards are not the same as TLA – there may be different strategies between the entities for infrastructure repair and replacement - needs to be one process
7. TLA/Club – they are not generating any change in relationship between Board and Staff – the TLA and Club must be one team – this is the most important challenge/aspect that is going on here.
8. Maintaining balance is imperative, especially related to amenity maintenance improvements
9. Value of properties has been enhanced by Club. TLA/TLCo need to support the Club for the betterment of the community. Through enhanced amenities. Ex. Parking TLA should have supported the Club from the Get Go. Some of the quarreling between TLA and Club is brought on by TLA, need to support infrastructure – do not compete with the Club which has over 3,300 members.
10. Common shared goals between the two organizations is the key to their collaboration
11. Need to find out what is the root cause of an attitude change or block that is keeping the two from working together
12. The Club has to “earn” every membership whereas with the HOA membership is automatic
13. Need to develop a comprehensive plan for appropriate amenities that are shared by the Club and TLA
14. The Association’s amenities should be tied to the Club

15. Putting additional money into Sunset Pavilion would be a waste – could be an island facility to produce revenue for the TLA – should be something better than it is now but don't compete with the Club
16. Take association land and assets and work in collaboration with the Club – Sunset Pavillion is an example
17. Collaborative (TLA/Club) opportunities include: Sunset Pavillion, Marinas, waterfront locations
18. Could the problems be emanating from senior staff? Are Association staff are making decisions that the board should make?

Infrastructure/Maintenance

1. Continuing to replace/upgrade the aging infrastructure
2. Community infrastructure
3. Maintenance of natural beauty
4. Continue to maintain, refurbish & improve the common properties throughout the Landings
5. Public works (roads, trash removal, sewers and drainage, erosion control)
6. Community infrastructure
7. Property values are most affected by offerings by the club, as well as maintenance of infrastructure. Decisions made by the association should prioritize what will be in the best interest of the club.
8. Community infrastructure
9. Overall appearance and neatness
10. Standard of critical capital care

Deer

1. DEER POPULATION CONTROL
2. Allow residents to deer hunt
3. Common areas need to be much better but deer eat through netting – need to control deer on island
4. Deer is a budget item for the island
5. Deer are a safety issue
6. Do not want to see resident hunting
7. It is widely felt that there are too many deer in the community
8. Lyme disease that Deer bring
9. Greater culling of Deer is needed
10. How much push can TLA put on the state?

Security

1. Security
2. Someone is receiving bad counsel on security
3. Security
4. Address traffic/road safety issues raised from the external study and member input.
5. SECURITY ISSUES
6. Avoid capital improvements like the main gate intersection with Landings way that was poorly planned
7. Security, road, and multi use path safety especially in high danger/incident areas

Financial

1. Financial health
2. Cost management- keep HOA fees tightly managed
3. Is membership willing to pony-up dollars to address Infrastructure needs
4. Concerned about being off the mark when money is needed

Paths/Golf Cart

1. GOLF CART USAGE
2. Widen the paths
3. Focusing on common neighborhood desires (wide cart paths, improved security, etc.)

Miscellaneous

1. Strategic alignment and coordinated operations with The Landings Club and The Landings Company
2. Consider an equestrian facility and baseball facility
3. Environmental
4. Architectural applications need to be updated to excel similar communities and associations
5. Revive Delegal Marina building
6. What about the other entities on the island? – Marshes, Thrive, Mardina – we need an all island water strategy – well will all thrive or not on the island

WHY TL COMMUNITY

Amenities/Club

1. Amenities offered by the club.
2. ... coupled with the amenities offered by the club
3. Community amenities
4. Because The Landings Club is here
5. Cycling and golf cart access
6. Club amenities
7. Depth of activities
8. Amenities (biking, golf cart, swimming)

Natural/Beauty

1. Close to nature
2. ITS BEAUTY
3. Audubon community
4. Because of its natural beauty
5. ... and Natural beauty
6. Beauty,
7. Natural beauty ...

Gated/Safety

1. Gated community ...
2. Secure gated community
3. Safety behind the gates
4. Gated community
5. Safe

Community

1. ITS SENSE OF COMMUNITY
2. Community environment

People

1. Family and the people

2. wonderful people

Location

1. Southern location
2. Proximity to Savannah.

Miscellaneous

1. Privacy and quiet
2. Quality of life,
3. ... and lack of congestion
4. ITS SIZE -
5. Because the homes in our part of the neighborhood and the general surroundings common area is kept in nice way
6. Cost of living-value
7. Environmentally focused
8. Weather.
9. Opportunities for upcoming generation
10. Outdoor lifestyle ...

Strategic Planning – Input from Owners Unable to Attend a Focus Group Session - Raw Data

Total Participants: 16

The raw data provided by the respondents was grouped into Themes where specific terms or phrases were stated at least two (2) or more times. Some respondents listed several different suggestions together. These were separated and listed with the corresponding Theme.

STRENGTHS

Maintenance

1. Maintaining the Natural Environment
2. Maintaining common areas
3. Maintenance
4. Grounds keeping
5. It's commitment to maintaining the natural beauty of the island.
6. Association management of community common areas
7. Beautiful and well maintained community
8. The ability to maintain the beauty and aesthetics of Landings with ever-changing resident demographics and demands.
9. Maintaining public spaces
10. It's maintenance department/committee
11. Proactively maintaining infrastructure
12. TLA helps maintain consistent property maintenance.
13. Relaxed infrastructure
14. Maintenance of the Landings beauty
15. Maintenance of infrastructure
16. ... and the well mapped out maintenance and upkeep of facilities.
17. Maintaining the natural beauty of the island

Communications

1. Communication and preparations before, during, after hurricanes
2. Sending out Friday bulletins
3. Communication
4. Communication
5. Generally good communication
6. Communication
7. Variety of communication channels
8. Communication
9. Storm cleanup and communication of cleanup/utility restoration
10. Communication

Staff/Management

1. Professional full time staff
2. Customer service
3. Pro-activeness
4. Trying to take good care of the desires of everyone on the island

5. The efficiency with which operations appear to be run,
6. Identifying and focusing on the need of the community
7. Well managed organization
8. Responsiveness to residents' needs/questions

Amenities

1. Marinas
2. Assets - marinas, playground, etc.
3. Ease of access to walking and biking opportunities
4. Amenities
5. Integration of club and non-club activities

Finances

1. Value for what we pay in HOA fees.
2. Well funded with an engaged residential community.
3. Fiscally responsible

Location

1. Location
2. Location

Safety/Security

3. TLA does a good job keeping the community safe. Security and gate access are priorities.
4. Safety and Security

Miscellaneous

1. Natural beauty
2. Can't think of anything else
3. A well established estate where the natural beauty is carefully balanced with interventions to facilitate the needs of a large community that call it home.
4. Natural footprint
5. Setting standards
6. preservation of the natural resources
7. Love the street sweeper!
8. Strong sense of community and willing volunteers that *could* be harnessed to do even more great things for the neighborhood
9. Member/owner controlled
10. Protecting environmental resources

CHALLENGES

TLC/Club

1. Working well with the TLC
2. Lack of partnership with The Landings Golf and Athletic Club
3. Relationship with TLGAC
4. Competing priorities
5. Finding a better way to work and collaborate with TLC
6. Making the relationship between the three arms of governance work harmoniously

7. Board composition and dynamics
8. Dealing with TLC
9. Coordination and cooperation with TLC and The Landings Company. This is essential. We are all sick of the finger pointing and infighting. It does not reflect well on our community. Grand Harbour was a disaster and an embarrassment. Paving of the main entry gate during the Korn Ferry Tournament was inexcusable. Even a simple request that a street map including golf course holes be included in the resource guide was denied because TLA Communications did not "have the resources" to develop one. The Landings Real Estate Company already has one. A simple phone call could have resolved this "resource" problem.
10. Improving the relationship with TLGAC leadership/BOG
11. Success of The Landings Club
12. Clarify the responsibilities and differences between TLA and the Landings Club

Infrastructure/Aging

1. Aging infrastructure
2. Manage infrastructure maintenance/replacement
3. Aging infrastructure
4. Repairing aged infrastructure
5. Managing the infrastructure for the growth of the population
6. Aging infrastructure
7. Investment to update aging infrastructure
8. Infrastructure maintenance. TLA must take responsibility for the upkeep and maintenance of community paths, water and waste water lines, common property.
9. Infrastructure

Communications/Input

1. Communication
2. Communications - many of the working residents do not take time to keep themselves informed as to the responsibilities and actions of TLA.
3. Negative community perception due to recent track record of decisions that have greatly inconvenienced the community (rerouting traffic at main gate, paving during the Club Car, negative communications about the Landings Golf and Athletic Club during the Grand Harbor Proposal)
4. Communicating the positive work achieved and the challenges that face our community
5. Continuing communication- may need some regular town halls to answer questions and facilitate discussions
6. Transparency on significant projects
7. Really listening to residents' issues
8. A perceived change in engagement with the community. By in large residents are proud to be members of this community, and an element of self policing was always in place. The TLA always had a presence, but it seemed to be at arms length. That is changing, and not all aspects of it are positive. Chase the very limited offenders- be careful of blanket "solution" that effects everyone.

Finances

1. Having enough in reserves to cover the unexpected
2. Rising costs
3. Providing value for the money
4. Increasing annual dues
5. Holding down costs

Safety/Security

1. Road and cart path safety
2. Security
3. Increased severe weather
4. Risk Management
5. Rising sea levels and more impactful weather events seem to be a reality. TLA will need to review strategies that mitigate the impact of these events and if required start implementing changes now well ahead of events.

Amenities

1. Marina's "In the Water" slip capacity
2. Prioritizing new amenities with an increasingly diverse demographic
3. RV/Trailer Storage Capacity

Water

1. water shortage and encroachment
2. Water and resource protection
3. Access to water rights

Rules/Enforcement/Governance

1. Strict enforcement of the covenants - many residents do not know the covenants and do not believe they apply to each household.
2. Rules revision. TLA must reduce and simplify the community rules. In the resource guide, there are 26 pages of rules and another 28 pages of covenants and restrictions. There is no way a resident can absorb and understand all of these AND there is no way all of these can be consistently monitored and enforced. This may/could lead to a community where there is a sense of unfairness in application of the rules and/or a sense that individuals can skirt the rules as long as they are not "caught". Not to mention the growing community of "karens" who think it is their job to address offenders directly.
3. Decision making processes
4. Governance

Miscellaneous

1. Strategic thinking
2. With lots nearly completely built, change from focus of growing community to focus of supporting the on-going turnover of older homes and attracting new residents to purchase and update existing homes
3. lack of recycling pickup
4. Keeping a very diverse demographic happy.
5. Being flexible with changing needs
6. Supporting increasing population of younger families
7. Resist attempts to get caught up in "aspirational", grandiose visions of how things could be.
8. Generational evolution

START DOING

Amenities/Expand

1. Expand the RV/Boat Trailer Storage Lots Capacity. Some residents own a boat stored at the Marina and a trailer for that Boat. In addition, they may have an RV also. Current policy does not allow them to rent two lots! This policy change needs to change today! Like ASAP!

2. Make current assets more valuable—eg. spaces at Marinas
3. Expand the "In the water" docks at both marinas.
4. Add dog waste bags on the paths
5. Have seen a lot of discussion for and against using the open Landings Harbor open space for concerts, etc as far as expense and noise to the residents. Wonder if the athletic field next to the TLA office has been considered for construction of a shell that could be used. A great field space but mostly unused and could increase its usefulness.
6. Rethink marina occupancy along with marina staff expectations. Both leave a lot to be desired.
7. Replace vs Repair - Delegal Marina boardwalk for instance (concrete pillars & composite decking)
8. Develop the waterfront areas at Delegal and Landings Harbor Marina to take better advantage of our waterfront access. I don't think it needs to be grandiose. It would be nice to have a place on the water to get a beverage and bite to eat.
9. Speed up the roofing on the boat stacks at the Marina. Pay a little more attention to the admin building at the Marina -small things like decent chairs on the deck overlooking the harbor.
10. Improve the amenities at the marina's so we use them more. Outdoor dining would be ideal but I doubt the TLA has that as a capability on your radar, so maybe something where we can bring our own in a conditioned space. Likely the Landings Harbor

Safety/Security/Traffic/Enforce

1. Security on Green Island Road and Deer Creek entrances"
2. Address the safety crossing at Westcross and Landings Way South - three way stop sign.
3. Tighter security on who has access to the island, including regular vendors, employees, car services. TLA should track entry and exit times to ensure they are only here during working hours.
4. Enforce with TLC road and path safety.
5. More speed limit signs along Landings Way South. Too many creep along at 25 mph which is frustrating to the nine cars behind the car going below the speed limit.
6. A traffic circle is urgently needed at the four-way stop sign at the Main Gate! Quit debating the known benefits of this concept and get'erdone ASAP!
7. Work with county/state to add traffic light to diamond causeway at McWhorton/Green Island (replace stop sign with light) especially if the county moves forward with new pedestrian path along Green Island Road
8. Request the Green Island Rd path be moved to the other side of Green Island Rd - have it turn left at Diamond Causeway and connect at the traffic light outside of the Oakridge entrance. It cannot cross our communities main entrance
9. Continue and expand enforcement of traffic (roads and cart paths) infractions
10. Really important to address the cart path issues as far as volume and types of traffic and the newly formed committee is an important start

Club/TLA

1. There have been several times when the Ass and Club were at odds. Can't happen to the extent that it has!!!
2. Any cooperative efforts with The Landings Club are important as there is a large crossover of constituents
3. Create visible and vocal opportunities (public) where TLA and TLC work toward joint interests for the community
4. Better cooperation with the club
5. View the Landings Golf and Athletic Club as an important strategic partner and start acting/communicating that way

6. Better coordination with other groups
7. Focus on the common objectives of the TLA and TLGAC to optimize how we use our resources. Whether you are a resident or a club member, there are common goals and I would venture to guess, the majority of the residents are also members.
8. There would appear to be tension between the TLA and TLGA . Some tension is inevitable. Fully endorsed your response to the Grand Harbor proposal , but overall its important the two entities have a strong working relationship.
9. Work out your disagreements with the club before communicating a disagreement. The public airing of the disagreement on the new development was embarrassing to both parties. We need you to work together.

Communications/Input

1. Listen better to homeowner issues
2. Get your website working to be user friendly and have a ton more functionality
3. Communicate better to residents
4. Use focus groups to vet major projects/investments before proceeding e.g., traffic circle redesign and the Harbor Pavilion.
5. Surveying residents to understand areas of improvement
6. Resident meet & greets
7. More engagement with your community. You used to have +_twice a year gatherings at one of the Marinas- you laid on a beer truck and some form of light entertainment. You shelved these when you did not get your approval on propose fee increases. You've since had increases but these functions have never been re-instated.

Utilities/Cell Service

1. Address the Electricity challenges in Oakridge
2. Insist on better cell reception to the southern part of the island. There was a big decline after Hurricane Matthew and it was never fixed.
3. Install cell towers so that the entire island has cell coverage (parts of Marshwood and Palmetto do not, which was a real issue during power outages)
4. TLA needs to provide a solution for our poor cellular service. Cell service is critical and is generally poor, especially at the remote ends of the island.
5. Better coverage of the Civil Siren. Cannot hear it from my property, therefore useless.

Maintenance/Enforcement

1. More enforcement of private property upkeep
2. improve/increase enforcement of maintenance standards and compliance to requirements for tree management etc.

Don't Know

1. Don't know
2. Don't know
3. Don't know

Miscellaneous

1. Making us feel the pride of living on this island.
2. Marketing the island.
3. Laid out future plans for the community.
4. Proposition of docks on private property (committee, standards, etc...)

5. Stay away from being a social organization. Not your job
6. Focusing on current needs, not an idea from past surveys
7. Meet with Lewis Broadcasting Corporation. (J. Curtis Lewis III, President) to discuss improvements to the Village. The Village is full of banks, brokers, and service providers. It should have a coffee shop, café, boutiques, gift shop, etc.
8. Do not permit additional development within the community - we have enough housing and the open spaces are vital to the aesthetics
9. Create a focus on recycling. Encourage use of reusable bags at the stores in the village. Promote curbside recycling. Educate the community on recycling best practices (no cardboard in the monthly Friday pick ups; use of the Eisenhower facility; etc.)

STOP DOING

Club/Landings Company

1. The club is the social arm of the island. Work more events together
2. Should not be concerned about the entertainment of the community.
3. Strengthen relationships with TLGAC. It's unproductive to air issues between the two e.g., Grand Harbor.
4. Better control of the Landings Company as they are not considered to have the community as its main concern but rather their profits as I experienced this first hand while building a new house. Would be glad to discuss with anyone interested
5. Evaluate and ensure that shared marketing spending with golf association is adding value to the overall community. Adjust spending relative to value.
6. Better control of the Landings Company as they are not considered to have the community as its main concern but rather their profits as I experienced this first hand while building a new house. Would be glad to discuss with anyone interested
7. Evaluate and ensure that shared marketing spending with golf association is adding value to the overall community. Adjust spending relative to value.
8. Don't waste time on TLA vs TLGAC boundaries. Specifically as it relates to storm water management.

Marina/Harbor

1. Subsidizing the marina
2. Pursuing a pavilion at the Landings Harbor Marina
3. Allow boats on trailers to be stored in owner's driveway and trailers too. We live in a Maritime community and boating is a way of life for most residents. The Marinas are at full capacity so no damage to that income stream.
4. Being laser-focused on implementing the Harbor Pavilion when funds are needed to maintain critical infrastructure
5. Improve what we have instead of looking for the next new amenity e.g., Harbor Pavilion
6. Pavillion at Landings Harbor - focus on the infrastructure we already have

Finances/Fines

1. Stop charging \$100 for going over 5 mph. the first time. That puts an unfair burden on the property owners who live far away from the gate and also those owners whose cars register lower than the radar detects. Property owners who live close to the gate are not subjected to it.
2. Focusing on behavioral changes. The speed fines are going to be the reason a dues increase will fail.
3. Spending money needlessly

4. Can't think of any other than the current obsession with monitoring speed on our roads.

Don't Know

1. Don't know
2. Don't know
3. Don't know

Miscellaneous

1. Perhaps our landscaping should be more deer resistant since we are overrun with deer. We spend a lot of money on seasonal plantings that require 'protection' from the deer.
2. Allow resident to rent two lots for an RV AND a Trailer! TLA presently has a policy restricting this from happening
3. Stop having the Athletic lights on for hours with no one around. wasted electricity. Fine those who do not turn them off.
4. Create a complete master plan and govern from that
5. Should not be developing more property or home sites
6. Stop social influencing
7. Instead of Food Truck Fridays, host a couple of special events that include food trucks. Examples are: the going away party at the fields in May, the Symphony at the Marina
8. Culling alligators - we need this keystone species to balance the fauna (deer)
9. Stop being over regulated
10. Stop making golf carts a priority. Mark ALL community paths with a green stripe down the side of the path to indicate that it is shared between walkers, bikes and carts.

PRIORITIES

Infrastructure

1. Strengthening existing infrastructure & building new where needed
2. Strategic and capital planning for necessary updates to aging infrastructure
3. Maintain infrastructure
4. Improve infrastructure.
5. Enhance existing real estate and community assets
6. Maintain assets
7. Continue the maintenance of the roads and infrastructure
8. Continue to maintain and upgrade the infrastructure for the future success of the community
9. Infrastructure overhaul and improvements
10. Long-term plan for supporting on-going infrastructure maintenance
11. Ongoing maintenance of the fantastic facilities we have.
12. Evaluating how much usage & traffic comes from communities outside the gates (South Harbor, Grand Harbor, Modena) and it's impact on the infrastructure and costs.
13. Investment in the aging infrastructure. Mostly the stuff we don't see like storm water management.
14. Infrastructure assessment and maintenance plan - focus particularly on water and waste water.

Amenities

1. RV/Trailer Storage capacity expansion.
2. Policy Change on restriction to one RV/Trailer Storage Lot per resident to two lots.
3. Cart paths on Bartram and Priest landing
4. Expand the "In the water " docks at both marinas

5. Update/ improve amenities at the 2 marinas
6. Small development of amenities at the waterfront.
7. More boat and RV storage
8. The Marshwood Tower is a fantastic amenity and understand needs renovation. Would take the opportunity to expand, enlarge and perhaps enclose a level so events can be held there.

Safety/Security

1. Reduce speeding
2. Maintain security
3. Update training and equipment for safety
4. Improve security.
5. Enhance security - cameras etc
6. Improving security of the community

Finances

1. Save money
2. Lowering annual assessment dues
3. Maintain fiscal responsibility.
4. Continue to manage the budget in a fugal manner keeping assessments reasonable
5. Fiscal responsibility

Water/Natural Resources

1. Water conservation
2. Having resources to deal with mother nature and climate change: ie snow.
3. A plan to review what may be needed to reduce the impact of rising sea levels.
4. Maintain natural environment (take out bridge to DC)
5. Redefining the landscape requirements in light of the impending water situation. (I.e. hardscaping, Florida-style yards)

Club

1. Better inclusion and cooperation with TLC
2. Work harder with the club
3. Improve the relationship with TLGAC
4. Consider a cooperative effort with the Club to build an elevated Restaurant overlooking the beauty of the ocean harbor

Communications

1. Improve website and drive better communications thru it
2. Encouraging community engagement

Cell Service

1. Improve cellular service.
2. Cell service to southside of island

Recycling

1. Curbside recycling
2. Launch a "Landings Recycles" campaign.

Demographics

1. Ensuring services continue to support changing make-up of community, more family focused

2. Proactively align with changing demographics of the community

Miscellaneous

1. Advocacy for the Landings as it relates to other development occurring on Skidaway Island
2. Keep staff happy
3. Enhanced ARC governance over existing homes
4. Fix path use

WHY TL COMMUNITY

Amenities

1. Golf club
2. Activities
3. Landings Harbor Marina! I have stored up to three boats at one time and at least one boat stored there for 34 years! Today I am on a waiting list to move my boat located at Isle of Hope Marina back to the Landings where I live! I moved my 14foot boat to my garage in 2021, then the Wuhan Flu hit, and everybody bought a boat to get outside resulting in both marinas filling to capacity. In 2023 I bought another boat but was denied access to this facility due to all slips and racks being rented.
4. The six golf courses and excellent Fitness Center
5. Golf
6. Amenities and community of The Landings Club
7. Delegal Creek Marina
8. The Myriad of activities social and recreational that exist here
9. TLC club offering and amenities.
10. Boat and trailer storage NOT restricted to boats under 14 feet in length was the policy in 1987 when we moved here. This policy was implemented after TLA took control in order to drive boat owners of boats greater than 14' length out of the storage lots and into the marinas increasing revenue for the marinas.
11. Activities All the amenities
12. ... with a great club with amenities that can be used 12 months a year
13. the ability to walk, run, ride bikes right from front door
14. Variety of amenities
15. The Landings Club
16. The Landings has golf, sailing, racquet sports, fitness facilities and community paths. We are a very athletic family and enjoy all of the above sports. Most communities along the coast have one or two of these options - but we found none who had all of the above.
17. The club amenities. We take advantage of all the amenities
18. The community and its amenities ... the marinas, community trails, nature preserve
19. Activities

Beauty/Natural

1. The natural beauty
2. Natural environment
3. Beautiful
4. the natural beauty
5. Beautiful setting
6. Because the beauty
7. Beautiful coastal location

8. ...and the Landings itself with beauty and surroundings community owned
9. Beautiful community
10. Beautiful community
11. ...the pride that exists in the Beautiful natural surroundings
12. Nature and ...
13. The natural beauty of the island

Location

1. Location, ...
2. Location
3. Proximity to Savannah
4. Accessibility of Savannah and all that the city has to offer (restaurants, festivals, business, etc.)
5. Location - proximity to Savannah
6. Location
7. Reasonably close to an airport.
8. ... and access to water
9. Access to health care and transportation

People/Community

1. The sense of community among the residents and
2. Social community and ...
3. Feeling of community
4. The respectful and cordial environment the residents offer.
5. Because its a residential community with people from a variety of walks of life, and a variety of life experiences. Enough diversity to find a good core with whom one is comfortable.
6. Just nice people.
7. The people who live here

Security

1. Security
2. Security
3. Sense of security
4. security,
5. Safety and security

Financial/Value

1. Home values
2. Price value
3. ...and strong housing market

Climate

1. A moderate climate that allows for an active lifestyle
2. no, or rare, snowfall
3. ...and climate

Miscellaneous

1. Age diversity
2. The perfect existing house we bought at The Landings. We looked in the Savannah area (including The Landings) for over five years.

3. Exclusive
4. the trees
5. Surroundings
6. and lay out of the community feeds the soul.
7. Because the community respects what it has, and generally plays its part in nuturing it.
8. Variety of housing styles (not cookie-cutter)
9. Our marsh view!