



Board of Directors Meeting

Tuesday, June 20, 2023

A regular meeting of the Sea Pines POA was held Tuesday, June 20, 2023 via videoconference.

Call to Order

The meeting was called to order by Greg Thomson at 10:01 a.m.

Establishment of Quorum

A quorum has been obtained.

Board Members Present via Zoom

Gregory Thomson, Kerry De Vallette, Jonathan Suhre, Lauri Allenbach, Lee Stevens, Lori Wellinghoff, Larry Holdren, (Board Advisor)

Board Members Absent

Paula Scanlon, Edward Hughes, Keith Burns

IMC Resort Services Representatives

Kathleen Smith, Lisa Martin

Ratify Approval – Board of Directors Meeting Minutes, March 28, 2023

Jonathan Suhre made a motion to ratify the email approval of the March 28, 2023 Board of Directors Meeting Minutes. The motion was seconded and unanimously carried.

“RESOLVED, Sea Pines Property Owners Association Board of Directors, approved the Board of Directors Meeting Minutes, March 28, 2023”.

Vice President Remarks – Greg Thomson

Greg thanked everyone for joining the meeting and noted that in Paula’s absence, he would lead today’s meeting. The Board’s efforts to gather enough signatures to request the Resort to call a referendum to allow electronic voting and signatures on any future referendum or other CSA matter is well under way. The option to use paper ballots will still be available by request and there are no other changes to the covenants included or requested.

Greg mentioned the required number of property owners’ signatures is nearing and it is interesting to note Sea Pines POA is making history. This is the first-time homeowners will petition the Resort to run a referendum on their behalf. Greg could not miss the opportunity to recognize the leadership of Keith Burns for verifying and tracking the petition signature process.

It is also important to recognize and acknowledge the support and volunteer help provided by the neighborhood POA’s. Margie Tomczak and her fellow POA presidents have supported this effort from the beginning and have been instrumental in collecting signatures. A huge thanks to all of you.

Sea Pines POA has had struggles this year with membership and dues, with many experiencing problems with dues billing and collection. Database management will be a top priority for the remainder of the year. Greg apologized for any inconvenience Members have faced.

Financial Report – Jonathan Suhre

Jonathan reviewed the financial position as March 31, 2023 and reminded Members that Sea Pines POA invests in high quality investments with short term maturity of 3-5 years. Total assets are \$443,172.44 with \$222,511.89 in bonds/fixed income, \$130,560.36 in cash and \$86,446.64 in the operating funds. Jon noted the goal is to continue to generate excess revenue to increase reserves to offset any unexpected costs. Total monthly income was \$27,000.00 and was \$4,000.00 under budget with excess revenue in the amount of \$62,405.00 this quarter.

Management Report – Kathleen Smith

There are currently 2,748 paid members. Since March, IMC has received 350 phone calls and 400 emails - mostly in regards to the Annual meeting, petition, dues and CSA related questions.

Sea Pines POA Updates

Architectural Review Board – Lee Stevens

There are 49 lots remaining and there is a significant increase in tear downs. Year-to-date there have been 337 minor/65 major additions & alterations with 79 in the month of May. The ARB committee meets once a week at 1:00 p.m. on Tuesdays.

Communications – Lori Wellinghoff

The Third Tuesday Speaker Series will start again in September with a great line-up in the works. The next edition of the Newsletter will be coming out shortly.

Website – Kerry De Vallette

The Board is working with the CSA to streamline the database process and get the two databases to sync. The current website to be potentially updated or replaced entirely. The Board is also working to identify the process of identifying multiple properties and voting email addresses.

Covenant Modernization – Lee Stevens on behalf of Keith Burns

This is the first time a petition has been brought forth to amend the covenants of Sea Pines. 29 separate petitions were returned resulting 501 validated sigs out of 535 that were gathered. Nearing 87% of the goal of 575 with a validation rate of 93%.

Lee Stevens made a motion to include a petition document created by Keith Burns included in today's Board meeting minutes. The motion was seconded and unanimously carried.

"RESOLVED, Sea Pines Property Owners Association Board of Directors, approved the petition document to be include it today's meeting Minutes".

Legal

No update at this time.

Community Standards Committee (formerly Land Use Management) – Greg Thomson

The Land Use Management is now be referred to as the Community Standards Committee. The rules are now called standards and have been in effect for two years. The CSA Board requested they be reviewed and modified where experience warrants a change and is expected to be completed by the end of the year. There are two full-time monitors plus one seasonal. There were 83 violations in May and there was a 30% increase over prior month mostly landscaping, meeting ARB standards, rubbish/debris and maintenance.

Membership Committee – Lauri Allenbach

In 2024 the Board would like to see more committee activity around membership to provide input on how to increase and retain membership. Members interested in volunteering for the organization should visit www.seapinespoa.com/volunteer to fill out a volunteer form.

Unfinished Business

Election Process – Greg Thomson

The election of new Board members is reviewed by the nominating committee; Keith Burns (Committee Chair), Jon Suhre and Greg Thomson. The slate of nominated candidates will be announced at the end of August. Nominations by petition are due by October 1st. The Meet the Candidates event will be held in late October. Ballots will be sent November 1st and are due by November 30th. Election results will be announced in December. Board applications can be found at www.seapinespoa.com/election. The deadline to submit an application is August 1st. Any questions can be emailed to info@seapinespoa.com.

New Business

Increase Communication with Neighborhood POAs – Greg Thomson

Support was received in gathering signatures which proves that Sea Pines POA and Homeowners are working together. Sea Pines POA is looking forward to a partnership with neighboring POAs.

Adjournment

With no further business to discuss, Greg Thomson adjourned the meeting at 10:35 p.m.

APPROVED