



## **Board of Directors Meeting**

**Tuesday, September 26, 2023**

A regular meeting of the Sea Pines POA was held Tuesday, September 26, 2023 via videoconference.

### **Call to Order**

The meeting was called to order by Paula Scanlon at 10:03 a.m.

### **Establishment of Quorum**

A quorum has been obtained.

### **Board Members Present via Zoom**

Paula Scanlon, Keith Burns, Gregory Thomson, Kerry De Vallette, Jonathan Suhre, Lauri Allenbach, Lee Stevens, Lori Wellinghoff

### **Board Members Absent**

Larry Holdren, (Board Advisor)

### **IMC Resort Services Representatives**

Kathleen Smith, Lisa Martin

### **Ratify Approval – Board Meeting Minutes, April 7, 2023, June 20, 2023, July 20, 2023 Special Meeting**

*Keith Burns made a motion to ratify the email approval of the April 7, 2023 Board of Directors Meeting Minutes, as presented. The motion was seconded and unanimously carried.*

*Keith Burns made a motion to ratify the email approval of the June 20, 2023 Board of Directors Meeting Minutes, as presented. The motion was seconded and unanimously carried.*

*Keith Burns made a motion to ratify the email approval of the July 20, 2023 special meeting of the Board of Directors Meeting Minutes, as presented. The motion was seconded and unanimously carried.*

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

### **President Remarks** – Paula Scanlon

It has been a very busy summer and the Sea Pines POA has been working furiously on the petition drive that culminates in a referendum this week to amend the 1974 covenants to allow for electronic voting, communication and signatures collection in addition to paper ballots. As a result of this drive more than 10% of required Sea Pines property owner signatures were received. The ballot package was mailed last Friday, if you have any questions, please email [petition@sppoa.com](mailto:petition@sppoa.com).

### **Financial Report** – Jonathan Suhre

Jonathan reviewed the financial position as of June 30, 2023. Currently \$220,653.93 is invested in bonds and fixed income, 134,153.74 in cash and 92,938.79 in operating cash with \$448,872.32 in total assets. The top three expenses are; D/O insurance, management fees and communications.

### **Management Report** – Kathleen Smith

Since last meeting Board meeting; there are 2,886 members, calls have been minimal and 86 emails were received mostly regarding membership questions and information updates. A meet the candidates event will take place on October 12<sup>th</sup> from 5:00 p.m. – 6:00 p.m. and will be streamed live via YouTube. Nominations by petition will be open until October 3, 2023, on November 1<sup>st</sup> ballots will be mailed and EZ-Vote will go live and remain open until December 1, 2023. Results of the election will be announced in mid-November.

## **Sea Pines POA Updates**

### Architectural Review Board – Lee Stevens

The Board continues to meet every Tuesday with well over 500 projects YTD. The ARB has been working on a new website that will go live in mid-October.

### Communications – Lori Wellinghoff

The next speaker will be David Pearson on October 17<sup>th</sup> at 5:00 p.m. at the CSA Community Centers. Seats are limited to Sea Pines members only (two per household).

### Website – Kerry De Vallette

The website is currently being upgraded, a task force has been formed to review and discuss new technology.

### Petition Drive Update – Keith Burns

Between April 18<sup>th</sup> – June 17<sup>th</sup> 650 signatures were gathered which is 11.5% of participating property owners. A special meeting on July 20<sup>th</sup> where the collection and signature validation process was reviewed. An audit firm validated the 10% threshold has been met. The Resort was notified on July 25<sup>th</sup> to run a referendum by petition and was mailed to all Sea Pines property owners. Ballots must be post marked by November 6<sup>th</sup> and votes will be tallied in mid-November.

### Legal

No ruling is expected until next year.

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

Last year there were 513 citations YTD vs. 1,355 so far this year. With two monitors the number of violations has increased. Most violations were at rental properties and only 13% of the 1,355 resulted in a second notification. One troublesome property is being sold and should this resolve itself, legal fees spent by the POA have been requested for re-imbusement.

### Membership Committee – Lauri Allenbach

Current membership is 2,886, down from last year. Problems with processes of managing the database received from the CSA. Mailing for 2024 dues will be out in the 1<sup>st</sup> part of January.

### Nominating Committee – Keith Burns

The referendum by petition process raised the profile of Sea Pines POA. There are three openings this cycle, Gary Glass, Laura DeLong, Larry Holdren will run for election.

## **Unfinished Business**

Nothing to report at this time.

## **New Business**

### Board Action to Fill Unexpired Term of Ed Hughes – Lee Stevens

With this November's election there will be no overlap between the CSA and Sea Pines POA Board.

Paula Scanlon made a motion to move into Executive Session at 10:45 AM. Keith Burns seconded the motion. The motion passed without opposition.