



**SEA PINES
PROPERTY OWNERS
ASSOCIATION**

**Association of Sea Pines Plantation Property Owners, Inc., and The Advisory Board
DBA Sea Pines Property Owners Association (Sea Pines POA)**

Board of Directors Meeting

Videoconference and YouTube Stream

Monday, March 21, 2022, 10:00 AM

Agenda

- | | |
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| 1. <u>Call to Order</u> | Scanlon |
| 2. <u>Establishment of Quorum</u> | Thomson |
| 3. <u>Ratify Approval – Board of Directors Meeting Minutes, February 14, 2022 *</u> | Thomson |
| 4. <u>President Remarks</u> | Scanlon |
| 5. <u>Management Report</u> | K. Smith |
| 6. <u>ASPPPO Updates</u> | |
| a. Communications | Wellinghoff |
| b. Website | Suhre |
| c. Financial Update | Todd |
| d. Membership Committee | Stevens |
| e. Covenant Reform Task Force | Stevens |
| f. Architectural Review Board (ARB) | Stevens |
| g. Legal | Scanlon |
| 7. <u>Unfinished Business</u> | |
| 8. <u>New Business</u> | |
| 9. <u>Adjournment</u> | |

Recess – Five Minute

Q & A Session – Questions from the Community



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Reference Material Attachments

- ASPPPO/Sea Pines POA Board of Directors Meeting Minutes, February 14, 2022
- ARB Density Report as of February 28, 2022
- ARB Status Report as of December 31, 2021
- 2022 Communications Charter



Board of Directors meeting
14, 2022

Monday, February

A regular meeting of the Sea Pines POA was held on Monday, February 14, 2022 via videoconference.

Call to Order

The meeting was called to order by Paula Scanlon at 10:00AM.

Establishment of Quorum

A quorum has been obtained. Grover Todd is absent from today's meeting.

Board Members present

Paula Scanlon, David Ellis, Greg Thomson, Dana Guazzo, Lee Stevens, Lori Wellinghoff, Jonathan Suhre

IMC Resort Services representatives

Kathleen Smith, Administrative Executive; Brian Simpson, Director of Accounting; Lisa Martin, Administrative Support

Ratify Approval – Board of Directors Meeting Minutes, November 11, 2021 – A motion was made by Greg Thomson, to approve the minutes from the Board of Directors Meeting held November 11, 2021. The motion was seconded and unanimously carried.

President Remarks – *President Scanlon*

Paula welcomed all to the first Board meeting of 2022. Paula welcomed new Board members Lori Wellinghoff and Jonathan Suhre. She went on to thank Barry and Paul for their service to the Board. Paula thanked Members for voting and participating in the election, especially to those who voted electronically. Paula went on to note the reorganization of Officers is as follows: Paula Scanlon – President, Grover Todd – Treasurer, Greg Thomson – Secretary, Dave Ellis – Vice President.

Paula noted a few topics of importance:

- Successful LUM effort with high owner response.
- Town Council elections to be held this year.
- New short term rental policies coming into play.
- CSA considering methods to increase revenue to provide services to Sea Pines.
- Lawsuit contesting recent referendum. Once all candidates are declared, Sea Pines POA will host a debate and all property owners will be invited
- With regards to a new parking policy that limits cars to parking on the hardscape portion of a home's yard, this initially is directed to short term rentals. Sea Pines POA welcomes this action as a 'first start' – the POA has communicated to CSA and has asked they address parking for all owners.
- CSA experiencing revenue shortfall.
- Quarterdeck restaurant is scheduled to open prior to the Heritage. Resort will create up to 200 new parking spaces in what is currently being used as employee parking.
- Jinks lawsuit depositions are being scheduled.

- Paula reviewed short term rentals. Paula welcomed short term rental questions and concerns to be emailed to info@seapinespoa.com.

Financial Report

Brian Simpson with IMC reported on the December 31, 2021 financials. CSA payable line has been paid in full as of January. Through the end of January, \$36,000 was collected in membership dues for a total of \$113,269. Paula mentioned that the recent billing sent out should have been noted that membership is voluntary.

Management Report

IMC continues to respond to phone calls and emails on a daily basis. The recent billing has brought an influx of payments in. Memberships continue to increase, drastically over the past 2 weeks. Lisa Martin with IMC has been brought in to assist on the day-to-day operations.

Sea Pines Updates

Communications/Website

Greg Thomson reported it is important to continue to communicate and bring in more visitors to the website. A recent workshop was held where Lori Wellinghoff was nominated to lead a Communications Committee. Paula suggested the Communications task force should be a standing committee. There was no objection. Paula went on to thank Jonathan Suhre for heading the Website Committee. Dana mentioned there is now a "Members helping Members" section on the site and encouraged everyone to take a moment to browse www.seapinespoa.com.

Membership Committee

Lee mentioned has not met since November; the committee will restart meetings in 2022.

Covenant Reform Task Force

Lee mentioned the Covenant Reform Task Force met regularly in the second half of 2021. There are 8 specific topics in the Covenants that the Committee will review in further detail at future workshops. Paula reminded members to keep their email addresses up to date in order to continue to receive the most up to date information from Sea Pines POA.

CSA Land Use Management Committee (LUMC)

Paula noted at the end of 2021, CSA formed a formal LUMC and Sea Pines POA is no longer part of the joint committee. Dana noted the POA is still very involved in the LUMC. Jonathan Suhre, Lee Stevens and Lori Wellinghoff are currently serving on the Committee. Greg Thomson is now the Chair of the Committee. Greg has introduced 3 main challenges for the Committee's consideration – continuous improvement, raise community awareness, rapid & consistent enforcement of the Land Use rules. Dana went on to present the chart of violations that were cited between November 2021 – January 2022. Landscaping, maintenance, and mailbox violations comprise 75% of the total violations. Dana mentioned owners seem to be quick to respond and rectify violations. The task force is currently looking into possible options to propose to the CSA and ARB for potential property line barriers.

CSA Short Term Rental Committee

David Ellis reported the committee has not yet met in 2022. This topic is very active in the community as the number of short-term rentals continue to increase. Mr. Ellis reiterated that short term rentals are permitted within Sea Pines, per the Covenants. CSA is looking into methods to somehow impose fees on short term rentals. Mr. Ellis noted a large financial burden on the

community, and the need for revenue to cover these costs.

Architectural Review Board (ARB)

Lee Stevens reported the ARB continues to be very active. Lee noted multiple single-family homes are being built, while some homes are being torn down and rebuilt. An influx of pool installations are being performed. While the ARB has no purview on use of the home, however they can regulate parking. Current guidelines allow for parking of 1 less vehicle than the number of bedrooms in the home. Therefore, a 5-bedroom home may have up to 4 parking spots, including the garage.

Unfinished Business

- a. *88 Lawton* – Dana reported the property has not been remediated as per the lawsuit that was won in March of 2021. A contempt of court document has been submitted to the judge. A decision has not yet been made. Paula advised that the POA continues to fund half of this lawsuit.

New Business

- a. *Lecture Series* – Paula mentioned holding a lecture series for the upcoming Town Council nominees. Paula suggested inviting Marc Orlando to speak to the members about his vision for the South End’s development as well as Steve Birdwell, President of Sea Pines Resort, to give his insight into relationship with property owners, future development, etc.
- b. *ARB Tree Mitigation Fund tree replacement recommendations* – Paula asked the Board and Members who may know of location in the community that may benefit from new trees being planted.

Adjournment – With no further business to discuss, Paula Scanlon adjourned the meeting at 10:54AM.

Respectfully submitted,

Greg Thomson, Secretary

SEA PINES PLANTATION DWELLING UNITS (DENSITY) REPORT

Class A Units - Single Family Dwelling Units	
Total Lots Remaining	60
Total Homes	<u>3777</u>
Total Class "A"	3837

Class B - Multi-Family Dwelling Units	1989
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Uncommitted Dwelling Units	64*
*64 units assigned to Sea Pines Resort	

Lot D4 Density assigned to Sea Pines Resort
Lot 13 Club Course I assigned to Sea Pines Resort
Lot 82 Club Course II assigned to 3R Fairway Blk 5-3
Lot 70 Carolina Place assigned to 5 Royal Tern
Parcel A transferred to 42 Bald Eagle West

Total Dwelling Units allowed by Covenant	<u>5890</u>
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Class "B" DUs permitted	1989
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Class A DUs Under Construction/Permitted	3775
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January Permits -	0
February Permits -	2
March Permits-	0
April Permits -	0
May Permits -	0
June Permits -	0
July Permits -	0
August Permits -	0
September Permits -	0
October Permits -	0
November Permits -	0
December Permits -	<u>0</u>
Total Permitted	3777

Improved or under construction	3782
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February 28, 2022

**ARB APPLICATIONS FOR 2021
JANUARY THRU DECEMBER**

NEW SFR (INCLUDED NEW LOTS)	43
ADDITIONS/ALTERATIONS - MAJOR	133
MINOR	788
POOLS	45
COMMERCIAL	26
NEW LOTS IMPROVED	5
DEMO	7



**Sea Pines Property Owners Association (Sea Pines POA)
Communications Committee**

Charter 2022

1. **Purpose:**^[SEP] With the authority of the Sea Pines POA Board, to maintain the Sea Pines POA website in both context and content, provide newsletters in both digital and paper format, drive residents to the website to obtain pertinent information as well as push relevant information out to the membership. The Committee will periodically review suggestions for communications brought forth to Sea Pines POA Board of Directors and assess their feasibility.
2. **Responsibilities:** The Communications Committee's specific responsibilities include:
 - a. Recommend guidelines that maintain and improve the communication to the Sea Pines Community.
 - b. Work with Sea Pines POA administrative support, Sea Pines POA communications consultants, and Sea Pines POA Board of Directors, to review and recommend content for the Sea Pines POA website.
 - c. Ensure website content is updated on a regular basis.
 - d. Publish regular electronic and written communications to the membership, including a recommendation of appropriate software and vendors.
 - e. Promote the use of the website to share information as a cost savings effort for the Association.
 - f. Review website traffic, electronic communications and incoming member communications (with admin support), in order to better understand member behavior and interests.
3. **Committee Membership:**
 - a. Sea Pines POA Board Member (Chair);
 - b. As a standing member, a representative designated by the Sea Pines POA Board of Directors;
 - c. Ex-Officio: Sea Pines POA President;
 - d. Staff support as designated.
4. **The Committee Does Not:**
 - a. Authorize distributions;
 - b. Approve or recommend to Members: dissolution, merger, or the sale, pledge, or transfer of all, or substantially all, of the corporation's assets;
 - c. Select, appoint, or remove Directors; fill vacancies on the Board or any of its Committees;
 - d. Adopt, amend or repeal the Articles or Bylaws.

Approved, Sea Pines POA Board of Directors, (Date).

(Name)
Secretary, Sea Pines POA Board of Directors