



Board of Directors Meeting

Monday, March 21, 2022

A regular meeting of the Sea Pines POA was held Monday, March 21, 2022 via videoconference.

Call to Order

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

Establishment of Quorum

A quorum has been obtained.

Board Members Present

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

Board Members Absent

Grover Todd

IMC Resort Services Representatives

Kathleen Smith, Administrative Executive; Lisa Martin, Minutes

Ratify Approval – Board of Directors Meeting Minutes, February 14, 2022 – A motion was made by Greg Thomson, to approve the minutes from the last Board of Directors Meeting held February 14, 2022. The motion was seconded. Paula Scanlon requested a change be made under President’s Remarks, as she did not review Short Term Rentals, but was reviewed by David Ellis. Upon Paula’s changes, the motion was voted on and unanimously carried.

“RESOLVED, Sea Pines Property Owners Association Board of Directors, approved the Board of Directors Meeting Minutes, February 14, 2022, as revised”.

President Remarks - President Scanlon

- The current Legal counsel has retired. New counsel is Finger, Melnick, Brooks & Richardson.
- There have been full page ads for rentals posted by Pacaso in the Island Packet, Wall Street Journal Magazine, and other places that has sparked some keen interest in Sea Pines. Pacaso describes themselves as an open market sale of LLC Membership Interests that grants the Memberships certain rights to use their homes for certain weeks of the year. Sea Pines is one of the areas that Pacaso has facilitated sales and appears to be similar to fractional ownership. Dave Ellis and Paul Scanlon met with counsel this past Friday, an opinion was asked for on this type of sale and if it was permissible in Sea Pines, and in particular, what the difference was between fractional ownership and timeshares.
- Paula has received several emails requesting the Sea Pines POA’s opinion on Short Term Rentals. Paula suggested an opinion is “locally premature. We don’t know, what we don’t know, but we will”.
- Membership now stands at almost 3,100, having more than 80% of Member email addresses. This will allow to makes surveys stronger and amplifies anything that happens through Sea Pines POA.

- Paula thanked Lori Wellinghoff and Jonathan Suhre who will be publishing a monthly Newsletter to all Sea Pines POA Members.
- The Annual Meeting was moved to May 16, 2022 due to a conflict with the deposition on the referendum lawsuit.

Management Report

Kathleen Smith reported that since the last meeting held on February 14, 2022, IMC has responded to 107 phone calls and approximately 25 emails. Membership renewal by mail has reduced to about 10 per week vs. about 200-300 per week since the last bill was sent in January. Lisa meets Robin one time per week to hand off credit card payments and payment coupons with Member contact information updates. As of March 18th there are 3,095 Members, that number will continue to grow as we receive the rest of the renewals in by mail. The notice of Annual Meeting will be mailed to Members by April 1, 2022.

Sea Pine POA Updates

Communications

Lori Wellinghoff reported she is working with the entire Board, in particular with Jonathan Suhre, to revise communication to Members on a variety of levels. It is the intention to communicate in each monthly newsletter and on the website things about Sea Pines that might not be known to Sea Pines owners. In a section of the Newsletter, Members will be asked what is important to them and how Sea Pines POA can advocate for them. Members will now have the ability to search on the website to find out if they are Members already or not and if their annual dues have been paid.

Website

The goal of the Communication Committee is to drive people to the Website and expand the content. ***A motion was made by Paula Scanlon to approve the Communications Committee Charter as presented in the Board packet. The motion was seconded and unanimously carried.***

“RESOLVED, Sea Pines Property Owners Association Board of Directors, approved the Communication Committee Charter”.

Financial Update

Grover Todd reported on the Sea Pines POA’s investment strategy. The POA currently has somewhere north of \$350,00 in a reserve account, with the idea to build on this over time. Currently, funds are invested with Morgan Stanley Wealth Management and have been for some time. Morgan Stanley described the POA’s current investment practice/policy as preservation of principal through short term, high quality, corporate bonds and cash. ***A motion was made by Paula Scanlon to accept the investment practice/policy. The motion was seconded and unanimously carried.***

“RESOLVED, Sea Pines Property Owners Association Board of Directors, accepts the investment practice/policy”.

Membership Committee

Lee Stevens reported that no meeting has been held and direction is needed to decide where the committee is headed. He noted the Membership committee is actively looking for volunteers.

Covenant Reform Task Force

Lee Stevens made some recommendations to the Board on some areas of Sea Pines' Covenants that need to be reformed. Discussions at the Board level are taking place as to timing and setting priority of what items should be reformed first.

Architectural Review Board (ARB)

Lee Stevens reported that the density report that was in the current packet is the same as February's, as the report is compiled at the end of each month. The packet included what the 2021 ARB activity was. There were 43 new single-family residences approved, 133 major renovations, and 788 minor alterations. 45 new pools were approved, 26 commercial alterations, as well as new lots and demos.

Legal

The POA is co-funding the lawsuit with CSA on the land use monitoring of 88 Lawton. Greg Thomson mentioned a petition is before the court and in the queue for a decision to be made.

Unfinished Business

Nothing to report at this time.

New Business

Paula reminded Members of the new Annual Meeting date, May 16, 2022.

Adjournment

With no further business to discuss, Paula Scanlon adjourned the meeting at 10:46AM.

approved

Respectfully submitted,

Greg Thomson, Secretary