



SEA PINES
PROPERTY OWNERS
ASSOCIATION

Sea Pines Property Owners Association
Board of Directors Meeting
Videoconference and YouTube Stream
Wednesday, March 28, 2023; 4:00 PM
Agenda

- | | |
|---|-----------------|
| 1. <u>Call to Order</u> | Scanlon |
| 2. <u>Establishment of Quorum</u> | Burns |
| 3. <u>Ratify Approval – Board of Directors Meeting Minutes, February 22, 2023 *</u> | Burns |
| 4. <u>President Remarks</u> | Scanlon |
| 5. <u>Financial Report</u> | Suhre |
| 6. <u>Management Report</u> | Smith |
| 7. <u>Sea Pines POA Updates</u> | |
| a. Architectural Review Board (ARB) | Stevens |
| b. Communications | Wellinghoff |
| c. Website | de Vallette |
| d. Covenant Modernization | Scanlon/Stevens |
| e. Legal | Scanlon |
| f. LUM | Thomson |
| g. Membership Committee | Allenbach |
| 8. <u>Unfinished Business</u> | |
| 9. <u>New Business</u> | |
| a. Annual Meeting & 50 Year Anniversary Celebration | |
| 10. <u>Adjournment</u> | |

Recess – Five Minute
Q & A Session – Questions from the Community

Reference Material Attachments

- Resolutions, March 28, 2023
- Sea Pines POA Board of Directors Meeting Minutes, February 22, 2023
- ARB Density Report – February 28, 2023
- ARB Status Report – February 28, 2023

*Denotes action item



SEA PINES
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**Sea Pines Property Owners Association
Board of Directors Meeting**
Videoconference and YouTube Stream
Wednesday, February 22, 2023; 10:00 AM

RESOLUTIONS

Resolution for 3. Approval – Board Meeting Minutes, February 22, 2023:
“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, ratifies approval of the Board of Directors Meeting Minutes, February 22, 2023, as presented”.



Board of Directors Meeting

Wednesday, February 22, 2023

A regular meeting of the Sea Pines POA was held Wednesday, February 22, 2023 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 via Zoom

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

Board Members Absent

Edward Hughes, Larry Holdren, (Board Advisor)

IMC Resort Services Representatives

Lisa Martin, Minutes

Ratify Approval – Board of Directors Meeting Minutes, November 14, 2022

Greg Thomson made a motion to ratify the email approval of the November 14, 2022 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, as written”.

2023 Slate of Officers

An organizational meeting was held in January where the 2023 slate of Officers were agreed upon as follows: Paula Scanlon, President, Greg Thomson, Vice President; Jonathan Suhre, Treasurer; Keith Burns, Secretary.

Paula Scanlon made a motion to accept the 2023 slate of Officers, as presented. The motion was seconded and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved the 2023 slate of Officers as presented”.

President Remarks

Board Member Update

Paula welcomed newly-elected Keith Burns and Ed Hughes and Kerry de Vallette, who is returning to the board. Kerry and Keith introduced themselves and provided a brief background. In Ed's absence, Paula provided his background.

Sea Pines POA 50th Anniversary

The Sea Pines POA turns 50 in March, which is a long time for a volunteer, member-only organization and is worthy of a celebration. Please keep an eye out for further information on this very special occasion.

Financial Report December 31, 2022

Jonathan reported on the financial position of the Sea Pines POA as of December 31, 2022. The largest expenses were Management fees, Legal fees, Communications and P/L Insurance. Total 2022 expenses were \$111,000.00 coming in \$40,000.00 under budget, with \$173,000.00 in income, leaving us with \$62,000 to apply to reserves.

Reserves are held for legal opinions, legal correspondence, and, if necessary, legal action against those who put property owners' rights below theirs or violate our covenant protections.

Management Report

Lisa reported 125 phone calls and 250 emails have been received and answered. Currently there are 688 members who have paid their 2023 dues.

Sea Pines POA Updates

Architectural Review Board

Lee reported this year is off to a slow start with no new single-family residences completed. CSA continues to see major alterations/additions, tear downs vs. new builds and pools.

Communications

Lori Wellinghoff stated the Sea Pines POA are continuously upping the communications game and want to ensure property owners stay apprised of what is happening. The Monthly Newsletter will continue to be published providing important Sea Pines information and will also be working on the 50th Anniversary event.

The Speaker Series continues every third Tuesday of the month with Steve Wilmot speaking on March 21st about the Heritage Foundation and the Heritage RBC Golf Tournament, which has been voted as one of the top 20 spots on the PGA Tour. Visit <http://www.seapinespoa.com> for a list of upcoming speakers.

Website

Kerry stated he has taken on role of Web Master. A community calendar has been added to the Sea Pines POA home page that can easily be added to your personal Google calendar. Please reach out to the POA to let us know about your Sea Pines related events such as neighborhood functions, fundraisers, benefits, special gatherings and we might be able to add it to the calendar. We encourage everyone to log into their account to ensure their email address and contact information are correct. If you experience any difficulties, please reach out to info@seapinespoa.com or (843) 422-7648.

Covenant Improvement Task Force

The internet and technology advances have presented opportunities to improve. Lee states the Board has discussed how to bring some of the more procedural Covenants into the 21st Century.

Legal

Ongoing.

Land Use Management (Now Community Standards)

The first CSA Committee meeting will be held in March, Greg to Vice Chair the Committee. The new committee will be known as the Community Infrastructure, Maintenance, and Standards Committee (CIMS). Originally LUM was an ASPPO committee, then a joint committee, and last year made a CSA Committee. LUM is now part of Community Infrastructure Maintenance and Standards Committee focusing on capital projects, maintenance and standards.

Membership Committee

Lauri Allenbach stated the Board is continuing with new ways to bring value to Sea Pines POA members with the Newsletter, very successful Speaker Series and website updates. The calendar is live on the website and will be reaching out to organizations within the gates for interest in posting their local events to the calendar. And, local organizations may also reach out directly to info@seapinespoa.com.

New Business

- 2023 Annual Meeting final date and location to be determined.
- Ed Hughes will operate as liaison between the POA and Town and State Governmental bodies.
- Town Councilman Steve Alfred will be attending future Board meetings.

Adjournment

With no further business to discuss, Paula Scanlon adjourned the meeting at 10:38 a.m.

SEA PINES PLANTATION DWELLING UNITS (DENSITY) REPORT

Class A Units - Single Family Dwelling Units

Total Lots Remaining	51
Total Homes	3786
Total Class "A"	<u>3837</u>

Class B - Multi-Family Dwelling Units 1974

Uncommitted Dwelling Units 79 *

*79 units assigned to Sea Pines Resort

15 Density Units were transferred (11/2/22) from
Class B (South Beach Marina Villas) to Uncommitted

Total Dwelling Units allowed by Covenant 5890

Class "B" DUs permitted 1974

Class A DUs Under Construction/Permitted 3785

January Permits -	1
February Permits -	0
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 -	0
Total Permitted	<u>3786</u>

Improved or under construction 3786

February 28, 2023

**ARB APPLICATIONS FOR 2023
FEBRUARY**

NEW SFR (INCLUDING NEW LOTS)		2
ADDITIONS/ALTERATIONS -	MAJOR	9
	MINOR	71
POOLS		
COMMERCIAL		1
NEW LOTS IMPROVED		0
DEMO		0