



Board of Directors Meeting

Thursday, July 20, 2023

On July 20, 2023, with more than three days' notice, a special meeting of the Sea Pines POA was called and scheduled for Thursday, July 20, 2023 at 2:00 p.m.

The sole purpose of the meeting was to review and vote on the Board's 2023 Covenant Modernization efforts.

Call to Order

The meeting was called to order by Paula Scanlon at 2:00 p.m.

Establishment of Quorum

A quorum has been obtained.

Board Members Present in Person – Paula Scanlon

Board Members Present via Zoom

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

Board Members Absent

Edward Hughes

IMC Resort Services Representatives

Kathleen Smith, Lisa Martin

Executive Session

A motion was made by Greg Thomson to enter into Executive Session at 2:02 p.m. Lauri Allenbach seconded the motion. The motion passed unanimously.

A motion was made by Lee Stevens to adjourn Executive Session at 2:13 p.m. and return to the open Board meeting. Keith Burns seconded the motion. The motion passed unanimously.

Opening Remarks

Paula Scanlon stated the special meeting was called today to share the results of the Sea Pines POA drive to register over 600 property owners to petition the Resort to hold a referendum to amend the 1974 covenants. Covenant modernization is a priority for this year's Board with the strong need to bring them into the 21st Century. Per the 1974 covenants a referendum must be called by the Resort. The second option is 10% of participating Sea Pines property owners may petition the Resort to call a referendum.

Currently, any time a referendum is called it must be executed by mail. A special meeting was called in April where the Sea Pines POA Board voted unanimously to sponsor a petition drive for a referendum to update the 1974 covenants. Paula noted the Board is delighted to announce success in achieving the goal of 10% of participating property owner signatures.

Petition Status Update (Attachments A and B)

Keith Burns presented the petition data points and Declaration of Covenants. Over a three-month period, the Board, along with community volunteers, collected 665 total signatures, of which 608 were validated as Sea Pines Participating Property Owners as defined by the 1974 Covenants, exceeding the 527 calculated required signatures by 81. The Board has reviewed the statistics and are prepared to introduce a resolution to notify the Sea Pines Resort to conduct a referendum vote.

A motion was made by Keith Burns to introduce a resolution for notification to the Sea Pines Resort to conduct a referendum vote. Lee Stevens seconded the motion. The motion passed unanimously.

RESOLVED, the Sea Pines POA approves the introduction of a resolution for notification to the Sea Pines Resort to conduct a referendum vote.

Adjournment

With no further business to discuss, Paula Scanlon adjourned the meeting at 2:31 p.m.

APPROVED



Summary Data Points from Referendum Petition Drive

Total residential properties listed on April 18 th CSA file	5,826
Calculated number of Participating Property Owners	5,270
Estimated 10% threshold of PPO's on April 18 th	527
Number of referendum petitions issued	36
Number of referendum petitions returned	35
Number of petition signatures gathered	665
Number of petition signatures validated to April 18 th CSA list	608
Petition signature validation rate	91.4%
Number of validated signatures in excess of estimated threshold	81
Percentage of excess validated signatures to threshold	15.3%

Attachment B

WHEREAS, Article I, section J of the 1974 Declaration of Covenants and Restrictions by Sea Pines Plantation Company, Inc. (the "1974 Covenants") allows a referendum to amend the 1974 Covenants to be called by Sea Pines Resort, LLC (the "Resort") upon petition of at least 10% of Participating Property Owners;

WHEREAS, on April 7, 2023 the Board of Directors (the "Board") of Association of Sea Pines Plantation Property Owners and The Advisory Board (the "Association" d/b/a Sea Pines POA) unanimously approved a process for gathering signatures for a referendum petition to amend the 1974 Covenants for the purpose of allowing the use of electronic voting, communication and signatures with equal status to paper or manual votes, communications and signatures;

WHEREAS, the Board has initiated the approved process and has collected 665 signatures, of which 608 of these have been verified through matching Participating Property Owner information from the Community Services Associates property owner listing dated April 18, 2023, and

WHEREAS, such 608 verified signatures exceeds the 10% of Participating Property Owners threshold required under Article I, section J of the 1974 Covenants to petition the Resort to call such a referendum vote,

THEREFORE BE IT RESOLVED that the Board of the Association has reviewed and accepted the results of the referendum signature gathering process and hereby approves the notification of the Resort that the Board is certifying that the 10% Participating Property Owner threshold under the 1974 Covenants has been met and to request the Resort to initiate a referendum to amend the 1974 Covenants to allow for electronic voting, communications and signatures in the operation of the 1974 Covenants.