



SEA PINES
PROPERTY OWNERS
ASSOCIATION

**Sea Pines Property Owners Association
Board of Directors Meeting**
Videoconference and YouTube Stream
Monday, November 14, 2022; 10:00 AM
Agenda

- | | |
|--|-------------------|
| 1. <u>Call to Order</u> | Scanlon |
| 2. <u>Establishment of Quorum</u> | Thomson |
| 3. <u>Ratify Approval – Board of Directors Meeting Minutes, September 19, 2022 *</u> | Thomson |
| 4. <u>President Remarks</u> | Scanlon |
| 5. <u>Management Report</u> | K. Smith |
| 6. <u>Financial Report</u> | Todd |
| 7. <u>Sea Pines POA Updates</u> | |
| a. Architectural Review Board (ARB) | Stevens |
| b. Communications | Wellinghoff/Suhre |
| c. Covenant Reform Task Force | Stevens |
| d. Legal | Scanlon |
| i. 88 Lawton | |
| e. LUM | Thomson |
| f. Membership Committee | Allenbach |
| g. Nominating Committee | Thomson |
| 8. <u>Unfinished Business</u> | |
| 9. <u>New Business</u> | |
| 10. <u>Adjournment</u> | |

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

Reference Material Attachments

- Resolutions, November 14, 2022
- Sea Pines POA Board of Directors Meeting Minutes, September 19, 2022
- September 30, 2022 Financial Report
- ARB Density Report as of October 31, 2022
- ARB Status Report as of October 31, 2022

*Denotes action item



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RESOLUTIONS

Resolution for 3. Approval – Board Meeting Minutes, September 19, 2022:
“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, ratifies approval of the Board of Directors Meeting Minutes, September 19, 2022, as presented”.



Board of Directors Meeting

Monday, September 19, 2022

A regular meeting of the Sea Pines POA was held Monday, September 19, 2022 via videoconference.

Call to Order

The meeting was called to order by David Ellis at 10:01 a.m.

Establishment of Quorum

A quorum has been obtained.

Board Members Present

David Ellis, Greg Thomson, Grover Todd, Lee Stevens, Jonathan Suhre, Kerry de Vallette, Lauri Allenbach, Lori Wellinghoff

Board Members Absent

Paula Scanlon

IMC Resort Services Representatives

Kathleen Smith, Administrative Executive; Lisa Martin, Minutes

Ratify Approval – Board of Directors Meeting Minutes, June 23, 2022 – A motion was made by, Greg Thomson to approve the minutes from the last Board of Directors Meeting held June 23, 2022. The motion was seconded. The motion was voted on and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved the Board of Directors Meeting Minutes, June 23, 2022, as written”.

President Remarks

- **Referendum Law Suit** – The motion summary judgement was found in favor of Sea Pines POA, CSA and Resort. There is a 28-day time period to ask for reconsideration which expires on September 25th and 30 days to file an appeal which expires September 27th. If a reconsideration or appeal is filed the litigation will continue to the Federal Court of Appeals or Circuit.

As agreed upon, if CSA wanted to file the 5th amendment they would give 30-day notice to the plaintiff for them to object. CSA has filed notice of intent to file 5th amendment on August 31st. When 30 days pass the referendum will be complete and CSA will start collecting the \$600.00.

- Ballots for the election for new Board members will be forthcoming.

Management Report

Kathleen Smith reported that since the last meeting held on June 23, 2022, IMC has responded to 67 phone calls and approximately 15 emails, with current membership at 3,244 members. The Nomination by Petition deadline is October 3rd, Meet the Candidates night is scheduled for October 25th, to be held via Zoom and elections will begin November 1, 2022.

Financial Update

Grover Todd reported on the Sea Pines POA's investment strategy through June 30, 2022 with a total dollar amount of \$423,124.58. As of the end of June, \$165,339 in dues were received, reserve income is \$168,287.24 and Management fees are \$15,000.00. Total Administrative expenses were \$45,781.43. Excess revenue/expense totals \$116,645.81.

Lori Wellinghoff entered the meeting at 10:13 a.m.

Sea Pine POA Updates

Architectural Review Board

Lee Stevens reported he is continuing to see new pools, empty lots and a great number of tear-downs.

Communications

Lori Wellinghoff reported first the Speaker Series event will be held September 20th at the CSA Community Center where Greg Russell will provide his insights after performing under the Liberty Oak tree for 45 years. The Speaker Series will continue into the spring, with December off. The monthly Newsletter has been ramped up with helpful information owners might not be aware of and The Community calendar is currently under development by Bryan and will be housed on the website, once completed. Jonathan Suhre added he is working on a list of POAs within Sea Pines and it will be posted on the website, he also created a shared dropbox folder for historical document retention and placed the communications charter and website SOP in the folder.

Covenant Reform Task Force

Nothing to report at this time.

Legal 800 Lawton

David Ellis reported at this stage the cost of attorney fees are being presented to the defendants' attorney. If they are not accepted, it will be taken to the courts for a decision on the amount of money to be awarded. As information comes available Owners will be notified

Land Use Management

Greg Thomson reported there has been a lot of work on roadside barriers which are dangerous to bikers and pedestrians, a recommendation will be made to the CSA Board at their November Board meeting. Rental properties are still a problem with violations as rules are not known. Sea Pines POA owns half of the software package and now is a good time to look back and identify trends.

Membership Committee

Lauri Allenbach reported she met with new committee members on August 22nd who made the following suggestions: (1) make members aware of the value of joining the Sea Pines POA, (2) more email communication, and, (3) continue with the Newsletter and Speaker series. A card explaining the differences between the POA's within Sea Pines should be given to local realtors to be included in closing packets. The Bi-annual new members meeting should be brought back and we should become more active with smaller POA meetings.

Nominating Committee

Greg Thomson reported the committee is on schedule and candidate biographies are posted on the website. The calendar for the election process and Meet the Candidates will happen at the end of next

month with reminders going out. Ballots will be emailed to members on November 1st to be returned by December 1st and election results will be announced December 19th.

Website

Covered under communications.

Unfinished Business

Archives & Backup

Jonathan Suhre reported a dropbox folder was created to house important Sea Pines POA documents. David Ellis to bring any documents in his possession to IMC to be uploaded into the dropbox.

New Business

Meet the Town Council Live at Community Center

Paula is scheduling a meet the Town Council Candidates event to take place in October or November.

Questions and Answers –

Mary Anna Bartell asked “*was the board been involved in the short-term rental fee*”. *This is a CSA function and the Board had no input on the issue.*

Adjournment

With no further business to discuss, David Ellis adjourned the meeting at 10:48AM.

Sea Pines POA

Balance Sheet

Posted 09/30/2022

Assets

Bank

10100	Operating Checking - AAB	120.28
10102	Operating Checking - Coastal	34,183.72
10200	Replacement Reserve - AAB	1,104.32
10201	Morgan Stanley Investments	220,341.65
10202	Morgan Stanley Cash/Cash Equiv.	124,418.85

Total Bank 380,168.82

Prepaid Other

12300	Investment Interest Receivable	2,509.45
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Total Prepaid Other 2,509.45

Total Assets

382,678.27

Liabilities & Equity

Equity

30100	Retained Earnings	318,585.28
30101	Unrealized Gain/(Loss) M. Stanley Investment	(14,787.95)
	Current Year Earnings	78,880.94

Total Equity 382,678.27

Total Liabilities & Equity

382,678.27

Sea Pines POA Budget Variance

Posted 7/1/2022 To 9/30/2022 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
50100 Membership Dues	1,150.00	43,500.00	(42,350.00)	166,489.10	130,500.00	35,989.10	174,000.00
50700 Bank Interest	50.78	0.00	50.78	52.16	0.00	52.16	0.00
50900 Other Income	460.00	126.00	334.00	780.00	378.00	402.00	500.00
TOTAL Income	1,660.78	43,626.00	(41,965.22)	167,321.26	130,878.00	36,443.26	174,500.00
<u>Reserve Income</u>							
50701 Investment Interest	1,983.41	0.00	1,983.41	6,521.33	0.00	6,521.33	0.00
50702 Accrued Interest	(584.89)	0.00	(584.89)	(2,496.05)	0.00	(2,496.05)	0.00
TOTAL Reserve Income	1,398.52	0.00	1,398.52	4,025.28	0.00	4,025.28	0.00
TOTAL Income	3,059.30	43,626.00	(40,566.70)	171,346.54	130,878.00	40,468.54	174,500.00
Expense							
<u>Administrative</u>							
60103 Management Fees	7,500.00	8,751.00	1,251.00	22,500.00	26,253.00	3,753.00	35,000.00
60104 Legal Fees	11,556.05	8,751.00	(2,805.05)	22,583.10	26,253.00	3,669.90	35,000.00
60106 Bank Service Charges	253.63	624.00	370.37	1,437.39	1,872.00	434.61	2,500.00
60111 Website	3,668.62	3,750.00	81.38	4,614.79	11,250.00	6,635.21	15,000.00
60114 Communication Services	997.07	6,750.00	5,752.93	15,926.02	20,250.00	4,323.98	27,000.00
60115 Election Expense	137.80	0.00	(137.80)	137.80	0.00	(137.80)	0.00
60118 New Member Recruitmer	0.00	501.00	501.00	0.00	1,503.00	1,503.00	2,000.00
60130 Accounting Services	0.00	126.00	126.00	1,700.00	378.00	(1,322.00)	500.00
60132 Other Expenses	780.00	1,251.00	471.00	1,775.50	3,753.00	1,977.50	5,000.00
TOTAL Administrative	24,893.17	30,504.00	5,610.83	70,674.60	91,512.00	20,837.40	122,000.00
<u>Insurance</u>							
60201 Property & Liability Insuræ	15,931.00	7,500.00	(8,431.00)	21,791.00	22,500.00	709.00	30,000.00
TOTAL Insurance	15,931.00	7,500.00	(8,431.00)	21,791.00	22,500.00	709.00	30,000.00
TOTAL Expense	40,824.17	38,004.00	(2,820.17)	92,465.60	114,012.00	21,546.40	152,000.00
Excess Revenue / Expense	(37,764.87)	5,622.00	(43,386.87)	78,880.94	16,866.00	62,014.94	22,500.00

SEA PINES PLANTATION DWELLING UNITS (DENSITY) REPORT

Class A Units - Single Family Dwelling Units

Total Lots Remaining	53
Total Homes	3784
Total Class "A"	<u>3837</u>

Class B - Multi-Family Dwelling Units 1989

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 5890

Class "B" DUs permitted 1989

Class A DUs Under Construction/Permitted 3775

January Permits -	0
February Permits -	2
March Permits-	2
April Permits -	0
May Permits -	1
June Permits -	3
July Permits -	1
August Permits -	0
September Permits -	0
October Permits -	0
November Permits -	0
December Permits -	0
Total Permitted	<u>3784</u>

Improved or under construction 3784

October 31, 2022

**ARB APPLICATIONS FOR 2022
JANUARY TO OCTOBER**

NEW SFR (INCLUDING NEW LOTS)		20
ADDITIONS/ALTERATIONS -	MAJOR	119
	MINOR	533
POOLS		28
COMMERCIAL		0
NEW LOTS IMPROVED		9
DEMO		11