



Board of Directors Meeting

Wednesday, February 28, 2024

A regular meeting of the Sea Pines POA was held Wednesday, February 28, 2024 via videoconference and in-person at Providence Presbyterian Church.

1. Call to Order

The meeting was called to order by Keith Burns at 10:01 a.m.

2. Establishment of Quorum

A quorum has been obtained.

Board Members Present

Keith Burns, Kerry De Vallette, Lori Wellinghoff, Larry Holdren, Lauri Allenbach, Gary Glass, Ted Leavitt (via Zoom), Laura DeLong, Lee Stevens

IMC Resort Services Representative

Lisa Martin

3. Ratify Approval – Board Meeting Minutes, January 24, 2024

Keith Burns made a motion to ratify the email approval of the January 24, 2024 Board of Directors Meeting Minutes, as presented. The motion was seconded and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved the Board of Directors Meeting Minutes of January 24, 2024.”

4. Board Vacancy – Keith Burns

Keith Burns made a motion to elect Lee Stevens to assume the vacant position expiring December 31, 2024. The motion was seconded and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved Lee Stevens to assume the vacant position expiring December 31, 2024.”

5. Financial Report – Larry Holdren

Currently there is \$123K

6. Management Report – IMC

Management continues to process incoming payments.

7. Membership Management – Kerry de Vallette

A membership management software company has been chosen and the contract will be signed once due diligence has been completed within the next 30 days. The Executive Committee has been given authorization from the Board to execute the agreement and are projecting the roll out to be in the Aug./Sept. time frame. The new system will allow all Sea Pines owners to have access to the website; RSVP's for events are expected to be seamless. The new software will increase communication and ultimately save money for the organization.

“RESOLUTION, the Board authorized an officer of Sea Pines POA to sign and execute an agreement with Member Leap after completion of the due diligence process. The Board delegates to the Executive Committee the determination of due diligence completion.”

Kerry de Vallette made a motion to accept the resolution. The motion was seconded and unanimously carried.

8. Short Term Rental Ordinance – Lee Stevens

Currently there are two options to amend the current ordinance; propose occupancy limits in short-term rentals or have both parking and square footage as a restraint. Tabled until March 14th Public Planning Committee meeting.

9. Survey Committee

A survey will be circulated to members on March 1st requesting input on short-term rentals. The POA does not take any stance on short-term rentals and the survey has been carefully drafted and the questions will be neutral. The Board will continue to approach other important topics in the same fashion.

10. Membership Renewal – Lauri Allenbach

The membership is over 2,500 and the Board will concentrate on getting prior members to rejoin. There will be a third membership drive that will go out within the next few days.

11. Communications – Lori Wellinghoff

The monthly newsletter will go out in mid-March and will contain important information that impacts Sea Pines owners. The special update regarding short term rentals had an open rate of 88%. The next Speaker Series will be held on March, 29th at 5:00 p.m. and will feature Larry Kramer who will speak on the future of news media. If you have ideas for future speakers, please send an email to info@seapinespoa.com.

12. Legal

The Lawton Road residence sold in late 2023 the legal fee reimbursement has been completed.

13. Unfinished Business

There are some IT issues with Outlook regarding returning emails; the Board is hopeful this will be resolved soon.

14. New Business

The official date of record for the Annual meeting is Monday, March 18, 2024

RESOLUTION, the official date of record to be eligible to vote at 2024 Annual Meeting is Friday, March 18, 2024.

Keith Burns made a motion to approve the resolution to set the record date to be eligible to vote at the 2024 Annual Meeting to Monday, March, 18, 2024.

15. Adjournment – With no further business to discuss, Keith Burns adjourned the meeting at 10:45 a.m.