



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.