



Board of Directors Meeting

Monday, November 14, 2022

A regular meeting of the Sea Pines POA was held Monday, November 14, 2022 via videoconference.

Call to Order

The meeting was called to order by Paula Scanlon at 10:01 a.m.

Establishment of Quorum

A quorum has been obtained.

Board Members Present

Paula Scanlon, David Ellis, Gregory Thomson, Grover Todd, Lee Stevens, Jonathan Suhre, Kerry de Vallette, Lauri Allenbach

IMC Resort Services Representatives

Kathleen Smith, Administrative Executive; Brian Simpson, Director of Accounting, Lisa Martin, Minutes

Ratify Approval – Board of Directors Meeting Minutes, September 19, 2022 – A motion was made by, Gregory Thomson to approve the minutes from the last Board of Directors Meeting held September 19, 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, September 19, 2022, as written”.

President Remarks

Paula Scanlon reported 2022 went well. This year, the Board appointed Kerry de Vallette and Lauri Allenbach and introduced the very successful Third Tuesday Speaker Series and a Meet the Town Mayoral event. Lori Wellinghoff and Jonathan Suhre have been working on the newsletter and it is maintaining a readership of 70%. Greg Thomson and the Nominating Committee created an impressive slate of candidates, Lauri Allenbach formed the Membership Committee and a social was held for new property owners. This year the Board says goodbye to Grover Todd and Dave Ellis. Paula thanked Grover and Dave for their stewardship and dedicated service. The calendar of events is under construction and Members will be seeing more surveys and sharing plain English insights into the web of covenants, agreements and legal opinions.

Management Report

Kathleen Smith reported that since the last meeting held on September 19, 2022, IMC has responded to 45 phone calls and approximately 25 emails; 24 additional email addresses have been received from other regimes. ezVote went live on November 1, 2022 and as of today 640 online ballot and 62 paper ballots have been casted. Kathleen reminded that 20% (655 total ballots) is needed to obtain quorum.

Financial Update

Grover Todd reported on the Sea Pines POA's financial position through September 30, 2022 with a total dollar amount of \$382,678.27. As of the end of September, \$166,489 in dues were received,

reserve balance vs. income is \$171,346.54. Total Administrative expenses were \$70,674.60. Excess revenue/expense totals \$78,880.94.

Budget

Grover Todd reported on the proposed 2023 Budget.

A motion was made by Grover Todd to accept the proposed 2023 Budget, as presented. The motion was seconded. The motion was voted on and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved the proposed 2023 Operating Budget, as presented”.

Financial Policy

A motion was made by Gregory Thomson to have the Financial Policy posted onto the website. The motion was seconded. The motion was voted on and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved posting the Financial Policy to the website”.

Investment Strategy

Paula Scanlon reviewed the proposed Investment Policy, stating the importance of keeping a healthy reserve budget in case of future initiatives. Fiscal responsibility has to be conservative and the objective is to preserve the reserve.

A motion was made by, Paula Scanlon to approve the Investment Strategy, as presented. The motion was seconded. The motion was voted on and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved the Investment Strategy, as presented”.

Sea Pine POA Updates

Architectural Review Board

Lee Stevens reported activity has been busy. The lots remaining have been declining and based on the age of the community, tear downs are increasing dramatically. ARB applications for pools have increased. Lee to look into obtaining a copy of the ARB budget. The ARB meeting Agenda is put out a week in advance and minutes are posted on the CSA website.

Communications

Lori Wellinghoff reported JR Richardson will be speaking on November 14th; he has put together a presentation of the history of Hilton Head dating back to 1955 through today and the future. Lori reminded Members there will be no Speaker Series in December. The November Newsletter will be sent out after the Speakers Series event, later next week. Lori asked for any input from Members on the newsletter; please email info@seapinespoa.com with any ideas.

Website

Kerry de Vallette suggested providing additional information for property owners to explain the existing organizations in Sea Pines such as ARC/ARB, CSA, Sea Pines POA, etc. Board discussion followed.

Covenant Reform Task Force

Nothing to report at this time.

Legal 88 Lawton

Paula Scanlon stated Sea Pines POA has split the legal cost with CSA as litigation was required. This has now reached a point where the case was successful and the lawyers are currently working with the courts on executing their decisions.

Land Use Management

Greg Thomson reported the committee has looked into effectiveness of enforcing rules and regulations. Ryan Kash, Land Use Monitor, has reported enforcement is working. Next year the committee will review the rules to ensure they are helpful and clear. The review of the roadside barriers will be finalized after the CSA Board meeting next week. Paula Scanlon stated the data on fines within Sea Pines will be reported at the next CSA Board meeting, and will be looking forward to the report so it can be quantified and reported on in the Newsletter.

Membership Committee

Lauri Allenbach reported there were 35 attendees at the new property owners' social. Those who were in attendance felt there was a great deal of confusion between Sea Pines POA, CSA, neighborhood POA's, etc. This will be an area of focus for 2023. The website needs to be valuable to current members and the committee is working hard on survey questions for the Newsletter.

Nominating Committee

Greg Thomson reported the election process is running smoothly. The deadline to submit ballots is December 1.

Unfinished Business

Nothing to report at this time.

New Business

Nothing to report at this time.

Q & A Session - Questions from the Community

No questions at this time.

Adjournment

With no further business to discuss, Paula Scanlon adjourned the meeting at 10:54AM.