



## Sea Pines Property Owners Association

### Annual Meeting

**April 25, 2023**

An Annual Meeting of Sea Pines Property Owners Association, was held on Tuesday, April 25, 2023, in person and live streamed.

### Call to Order

The meeting was called to order by Paula Scanlon, President, at 4:00 p.m., Eastern time.

### Establishment of Quorum

Keith Burns, Secretary, announced that quorum was established by proxy.

### Approval - Annual Meeting Minutes, May 16, 2022

A motion was made by Paula Scanlon, to support the resolution, “Approval – Annual Meeting Minutes, May 16, 2022”. The motion was seconded and unanimously carried.

“**RESOLVED**, the Sea Pines Property Owners Association approved the Annual Meeting Minutes, May 16, 2022, as presented.”

### President’s Remarks

President Scanlon made a toast to the organization’s first 50 years and shared the Mayor’s proclamation stating April 25, 2023 is officially Sea Pines Property Owners Association Day.

A look back at 2020-2021 – IMC Resort Services, Inc. was retained as the Sea Pines POA management agent. Paula reminded Members the organization is an independent, volunteer non-profit organization - separate from the CSA - and are the voice of and advocates for Sea Pines Property Owners. Over the past year rebranding efforts included:

- the launch of the website (seapinespoa.com)
- monthly digital newsletter and regular communication via email
- co-funding the start-up of Land Use Monitor which is now a full CSA function
- low decibel leaf blower policy implementation, with still more room for opportunity

The fun starts in 2022 – there is an energized Board in place with multiple talents. The digital newsletter continues to have important Sea Pines information and interesting facts included. The successful Third Tuesday Speaker Series continues to bring in a full house.

There has been a lot of activity with Covenant Modernization. A petition drive has been started to amend the 1974 covenants to also allow for electronic voting. The Board believes very strongly that change comes from within. Members who would like to volunteer in the collection of signatures, should send an email to [petition@seapinespoa.com](mailto:petition@seapinespoa.com).

### Financial Overview – Keith Burns

Income Statement provided:

**Total Profit and loss, YE/2022**, Net revenue over expenses was \$62,668 as compared to prior year, (\$4,144). Membership dues were down in 2022 vs. 2021 representing 150 members.

**Total Expenses**, YE/2022 \$110,695, as compared to prior year \$189,626

### **Board Review**

This year Sea Pines POA said good bye to Board members David Ellis, Vice President and Grover Todd, Treasurer - and welcomed Keith Burns, Secretary, re-elected Kerry de Vallette, Webmaster and Ed Hughes, Government Liaison. Board members present were introduced; Lori Wellinghoff, Lauri Allenbach, Greg Thomson, Lee Stevens and Larry Holdren, Board Advisor.

### **Nominating Committee**

This year's nominating committee is Keith Burns, Jonathan Suhre and Greg Thomson. The Date of Record is September 30, 2023.

### **Questions and Answers**

#### **ARB**

*Home Lot Size Ratio* – Lee Stevens reported there are three lot sizes; patio, garden and full that have their own setback regulations. The ARB also looks at the of heated area of the house to the size of the lot. The architectural view is taken into consideration as well.

*Overbuilding* – “Neighborhoods in Transition” are considered to have homes that were built in the 1970's. New homes are required to be built higher making them appear to be larger.

*Three Year Renovation* – Permits are issued for one year at a time.

#### **Renters/Bicycles**

*Position on Electric Bikes* – A CSA task force has been formed, more information will be forthcoming.

*CSA Short Term Rental Fee* – The CSA is currently formulating the fee and will provide more information when available.

#### **Legal**

*Status of Appeal* – The plaintiff has filed an opening brief. The CSA, Resort and Sea Pines POA will be filing briefs on May 15, 2023.

*Gate Issues/Tower Beach* – The new app has some issues to work through. There is no property available to build an “owner's only” gate.

### **Adjournment**

With no further business to come before the Board, President Scanlon adjourned the meeting at 4:45 p.m.