



**SEA PINES
PROPERTY OWNERS
ASSOCIATION**

**Sea Pines Property Owners Association
Board of Directors Meeting
Videoconference and YouTube Stream
Tuesday, June 20; 10:00 AM
Agenda**

- | | |
|--|---------------|
| 1. <u>Call to Order</u> | Thomson |
| 2. <u>Establishment of Quorum</u> | Suhre |
| 3. <u>Ratify Approval – Board of Directors Meeting Minutes, March 28, 2023 *</u> | Suhre |
| 4. <u>Vice President Remarks</u> | Thomson |
| 5. <u>Financial Report</u> | Suhre |
| 6. <u>Management Report</u> | Smith |
| 7. <u>Sea Pines POA Updates</u> | |
| a. Architectural Review Board (ARB) | Stevens |
| b. Communications | Wellinghoff |
| c. Website | de Vallette |
| d. Covenant Modernization | Stevens |
| i. Petition Update | Thomson |
| e. Legal | Scanlon |
| f. LUM | Thomson |
| g. Membership Committee | Allenbach |
| i. Membership Update | |
| 8. <u>Unfinished Business</u> | |
| a. Election | Thomson |
| 9. <u>New Business</u> | |
| a. Increase Communication with Neighborhood POAs | Thomson |
| b. Town Council Update | Alfred/Hughes |
| 10. <u>Adjournment</u> | |

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

Reference Material Attachments

- Resolutions, June 20, 2023
- Sea Pines POA Board of Directors Meeting Minutes, March 28, 2023
- 1st Quarter 2023 Financial Report
- ARB Density Report – May 31, 2023
- ARB Status Report – May 31, 2023

*Denotes action item



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RESOLUTIONS

Resolution for 3. Approval – Board Meeting Minutes, March 28, 2023:
“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, ratifies approval of the Board of Directors Meeting Minutes, March 28, 2023, as presented”.



Board of Directors Meeting **Wednesday, March 28, 2023**

A regular meeting of the Sea Pines POA was held Wednesday, March 28, 2023 via videoconference.

Call to Order

The meeting was called to order by Paula Scanlon at 4:06 p.m.

Establishment of Quorum

A quorum has been obtained.

Board Members Present via Zoom

Paula Scanlon, Gregory Thomson, Edward Hughes, Keith Burns, Lauri Allenbach, Kerry De Vallette, Jonathan Suhre

Board Members Absent

Lee Stevens, Lori Wellinghoff, Larry Holdren, (Board Advisor)

IMC Resort Services Representatives

Kathleen Smith, Lisa Martin

Ratify Approval – Board of Directors Meeting Minutes, February 22, 2023

Greg Thomson made a motion to ratify the email approval of the February 22, 2023 Board of Directors Meeting Minutes, with noted changes. The motion was seconded and unanimously carried.

“**RESOLVED**, Sea Pines Property Owners Association Board of Directors, approved the Board of Directors Meeting Minutes, with changes”.

President Remarks

Paula Scanlon stated we are preparing for the 2023 Annual Meeting that will be held on Tuesday, April 25, 2023 at 4:00 p.m. at the Sea Pines Country Club and also via zoom and will be live streamed. Country Club capacity is limited to 230 seats. The date of record is March 25th, anyone who is a member as of this date will receive a proxy. We are focusing on membership renewal and are halfway there, of those 92% are renewals and 8% are new members. Members who have not renewed by April 30th will be removed from the roster. Covenant modernization will be a focus this year and should have more information to relay by the Annual Meeting.

Financial Report December 31, 2022

Nothing to report at this time.

Management Report

Kathleen reported 101 phone calls and 128 emails have been received and answered, 791 checks have been processed and there are 1,715 paid members of those 1,577 are renewals.

Sea Pines POA Updates

Architectural Review Board

Fifteen density units were moved from class B to uncommitted.

Communications

In Lori’s absence, Paula stated the newsletter remains a very valuable and informative source of information. Charles Scarminach will be the next speaker on April 18th and will be held at USCB Hilton Head this one time only.

Website

Kerry reported still going through configuration changes, the new calendar remains a focus.

Covenant Modernization

Paula stated when the covenants were created, technology was not a part of the equation. The survey question was overwhelmingly in favor of electronic communications, 93% voted in favor and 7% against.

Legal

The referendum law suit is still in play, the plaintiff filed an opening brief, the defendants will be filing a brief on or around May 1st.

Land Use Management (Now Community Standards)

Greg stated the LUM committee has been combined with Infrastructure and Maintenance committees, the change makes sense due to overlapping interests. We are new to the re-organization process with the first meeting last week and task force meetings this week. The rules will be reviewed for updating if necessary. There have been 263 violations so far this year (35% landscaping, 21% ARB violations and 17% maintenance related). The response/mediation rate has been high. ARB violations include major or minor project without permits and there has been no push back from owners about correcting the violations.

Membership Committee

The due date for 2023 membership payment is April 30, 2023. A reminder post card will be mailed this week and the second reminder to go out the 3rd week of April.

Unfinished Business

Due to a scheduling conflict Steve Alfred was unable to attend today.

New Business

Paula stated the 2023 Annual Meeting will be a 30-minute review of 2022, a peak at 2023 and financial status of the organization. The 50th Anniversary celebration will be held directly after the Annual Meeting with libations and light snacks. We would like to thank Brightview Landscaping, IMC Resort Services, Inc., Sea Pines Real Estate at the Beach Club, Sea Pines Resort and the Shops at Sea Pines Center for sponsoring the celebration. An invitation will be included with the proxies and will be mailed March 29th.

The subject of potential “double taxation” was raised by Kerry, who questioned short term rental license payments to CSA and the Town of Hilton Head for rules enforcement.

Adjournment

With no further business to discuss, Paula Scanlon adjourned the meeting at 4:40 p.m.

Sea Pines POA

Balance Sheet

Posted 03/31/2023

Assets

Bank

10100	Operating Checking - AAB	20.29
10102	Operating Checking - Coastal	86,446.64
10200	Replacement Reserve - AAB	1,105.15
10201	Morgan Stanley Investments	222,511.89
10202	Morgan Stanley Cash/Cash Equiv.	130,560.36

Total Bank 440,644.33

Prepaid Other

12300	Investment Interest Receivable	2,528.11
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Total Prepaid Other 2,528.11

Total Assets

443,172.44

Liabilities & Equity

Liabilities

20201	Advance Payments	10,705.50
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Total Liabilities 10,705.50

Equity

30100	Retained Earnings	380,854.20
30101	Unrealized Gain/(Loss) M. Stanley Investment	(10,792.26)
	Current Year Earnings	62,405.00

Total Equity 432,466.94

Total Liabilities & Equity

443,172.44

Sea Pines POA Budget Variance

Posted 1/1/2023 To 3/31/2023 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	87,011.75	42,500.00	44,511.75	87,011.75	42,500.00	44,511.75	170,000.00
50700 Bank Interest	0.41	0.00	0.41	0.41	0.00	0.41	0.00
50900 Other Income	420.00	249.00	171.00	420.00	249.00	171.00	1,000.00
TOTAL Income	<u>87,432.16</u>	<u>42,749.00</u>	<u>44,683.16</u>	<u>87,432.16</u>	<u>42,749.00</u>	<u>44,683.16</u>	<u>171,000.00</u>
<u>Reserve Income</u>							
50701 Investment Interest	2,912.81	0.00	2,912.81	2,912.81	0.00	2,912.81	0.00
50702 Accrued Interest	(394.30)	0.00	(394.30)	(394.30)	0.00	(394.30)	0.00
TOTAL Reserve Income	<u>2,518.51</u>	<u>0.00</u>	<u>2,518.51</u>	<u>2,518.51</u>	<u>0.00</u>	<u>2,518.51</u>	<u>0.00</u>
TOTAL Income	<u>89,950.67</u>	<u>42,749.00</u>	<u>47,201.67</u>	<u>89,950.67</u>	<u>42,749.00</u>	<u>47,201.67</u>	<u>171,000.00</u>
Expense							
<u>Administrative</u>							
60103 Management Fees	9,000.00	9,000.00	0.00	9,000.00	9,000.00	0.00	36,000.00
60104 Legal Fees	0.00	3,750.00	3,750.00	0.00	3,750.00	3,750.00	15,000.00
60106 Bank Service Charges	1,845.00	624.00	(1,221.00)	1,845.00	624.00	(1,221.00)	2,500.00
60111 Website	832.68	1,875.00	1,042.32	832.68	1,875.00	1,042.32	7,500.00
60114 Communication Services	7,558.76	5,499.00	(2,059.76)	7,558.76	5,499.00	(2,059.76)	22,000.00
60115 Election Expense	0.00	1,374.00	1,374.00	0.00	1,374.00	1,374.00	5,500.00
60118 New Member Recruitment	0.00	1,251.00	1,251.00	0.00	1,251.00	1,251.00	5,000.00
60130 Accounting Services	0.00	624.00	624.00	0.00	624.00	624.00	2,500.00
60132 Other Expenses	242.23	1,251.00	1,008.77	242.23	1,251.00	1,008.77	5,000.00
TOTAL Administrative	<u>19,478.67</u>	<u>25,248.00</u>	<u>5,769.33</u>	<u>19,478.67</u>	<u>25,248.00</u>	<u>5,769.33</u>	<u>101,000.00</u>
<u>Insurance</u>							
60201 Property & Liability Insurance	8,067.00	6,249.00	(1,818.00)	8,067.00	6,249.00	(1,818.00)	25,000.00
TOTAL Insurance	<u>8,067.00</u>	<u>6,249.00</u>	<u>(1,818.00)</u>	<u>8,067.00</u>	<u>6,249.00</u>	<u>(1,818.00)</u>	<u>25,000.00</u>
TOTAL Expense	<u>27,545.67</u>	<u>31,497.00</u>	<u>3,951.33</u>	<u>27,545.67</u>	<u>31,497.00</u>	<u>3,951.33</u>	<u>126,000.00</u>
Excess Revenue / Expense	<u>62,405.00</u>	<u>11,252.00</u>	<u>51,153.00</u>	<u>62,405.00</u>	<u>11,252.00</u>	<u>51,153.00</u>	<u>45,000.00</u>

SEA PINES PLANTATION DWELLING UNITS (DENSITY) REPORT

Class A Units - Single Family Dwelling Units

Total Lots Remaining	49
Total Homes	3788
Total Class "A"	<u>3837</u>

Class B - Multi-Family Dwelling Units 1974

Uncommitted Dwelling Units 79 *

*79 units assigned to Sea Pines Resort

Total Dwelling Units allowed by Covenant 5890

Class "B" DUs permitted 1974

Class A DUs Under Construction/Permitted 3785

January Permits -	1
February Permits -	0
March Permits-	1
April Permits -	0
May Permits -	1
June Permits -	0
July Permits -	0
August Permits -	0
September Permits -	0
October Permits -	0
November Permits -	0
December Permits -	0
Total Permitted	<u>3788</u>

Improved or under construction 3788

May 31, 2023

ARB Applications for 2023

May

			Year to Date
New SFR (Including New Lots)		4	7
	New Lots	0	1
	Demo	4	6
Additions / Alterations	Major	17	65
	Minor	79	337
Pools		2	9
Commercial		0	2