



**SEA PINES
PROPERTY OWNERS
ASSOCIATION**

Board Meeting May 16, 2022 Summary Note: Minutes are not published until they are reviewed and ratified at the following board meeting; therefore, we are publishing a summary as reported by Alex Cruden.

The Sea Pines Property Owners Association held its 2022 annual meeting Monday afternoon (May 16) at the spiffy USCB building just outside the Greenwood gate, and it was an amiable session. Some attended in person and some virtually.

2021 in review: President Paula Scanlon said main issues for the Sea Pines POA included ...

- Rebranding from ASPPPO to the new name and fresh approaches.
- Going digital, with a new website, e-newsletters and electronic voting for board members.
- Taking the lead on creating noise limits on leaf-blowers.
- Establishing the Sea Pines POA as an independent entity important to Sea Pines.

2022 priorities: Building on the previous year's accomplishments, Scanlon said the association "will be your voice and your advocate" in promoting Sea Pines homeowners' interests in regard to CSA, the town government and beyond.

She said Sea Pines is a great place "but needs a reboot." CSA needs more revenue per year to bring that about, she said.

She has appointed a task force to explore possible improvements regarding the complex Sea Pines covenants, and she mentioned tech use and strategic planning as important objectives.

She invited association members to consider running for election to the Sea Pines POA board. Information is at [Click Here](#)

Financial: Treasurer Grover Todd's summary showed increases in both revenue and expenses from 2020 to 2021. The 2022 budget anticipates membership dues steady at \$174,000 and expenses decreasing to \$152,000. The fund balance (reserve) was \$330,344 at the end of 2021.

The full summary is part of the 2021 Sea Pines POA Annual Report, available at [Click Here](#)

Q&A: Answers included ...

The association's reserves need to grow primarily so that it can deal with possible legal matters, Scanlon said. Todd noted that the Sea Pines POA is the holder of "the hotel agreement," which is the power to limit hotel expansion within Sea Pines. If this were challenged, Todd said, there could be big legal bills even if the Sea Pines POA would clearly win. So "we need to appear strong" with a large reserve as a deterrent to challenges, he indicated.

The Sea Pines POA intends to host a meet-the-candidates session before the Town of HHI fall election for mayor and council members, Scanlon said.

Town rules regarding the conduct of short-term renters and rentals are likely to go into effect soon, she said, and they would address concerns that have been expressed by Sea Pines POA members.

Scanlon said more enforcement of parking rules is up to the CSA security officials.

— Alex Cruden, co-president, Heritage Pond POA