



**Board of Directors Meeting
February 26, 2025 at 10 a.m.**

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| 1. Call to Order | Burns |
| 2. Establish a Quorum | DeLong |
| 3. Ratify Approval: | |
| a. Board of Directors Meeting Minutes January 22, 2025 | DeLong |
| 4. Financial Report | Holdren |
| 5. Sea Pines POA Work Group Reports: | |
| a. Monitor Third Party Activities Committee Charter | Stevens |
| - Ratify committee charter | |
| b. Community Standards workstream | Burns |
| c. Third Tuesday Speaker Series | Wellinghoff |
| d. Membership Renewal update | Slutsky |
| e. Tower Beach social report | Wellinghoff |
| f. ARB report | Wellinghoff |
| 6. Presidents Report | Burns |
| 7. Unfinished Business | |
| 8. New Business | |
| a. Annual Meeting Date Set for April 23, 2025 | Burns |
| b. Record Date of March 19, 2025 for Voting at Annual Meeting | |
| 9. Adjournment | |

Q&A Session – Questions from the Community

**Sea Pines Property Owners Association (SPPOA)
Committee on Third Party Monitoring Activities
Charter 2025**

Purpose:

With the authority of the board, to provide monitoring of third-party organizations that have the ability to impact the quality of life in Sea Pines. Members of the committee will monitor one or more organizations and provide documentation to the SPPOA board regarding activities planned by the monitored organization that has the potential to impact the quality of life for Sea Pines residential property owners. The organizations and activities to be monitored may include but are not limited to:

- CSA Board meetings
- Town of Hilton Head, Council meetings (Ward 5 Representative – Steve Alfred)
 - Town of Hilton Head, Committee meetings
 - Public Planning Committee
- Community Service & Public Safety Committee
- Beaufort County Council (District 11 Representative – Thomas Reitz)
 - Airports Board (?)
 - Beaufort County Economic Development Corporation
 - Planning Commission

Responsibilities:

- Attend or review recordings of regular meetings of the organization (council, board, committee) that the committee member is monitoring. Review materials included for the meeting.
- Take notes on issues that are discussed that may have an impact on Sea Pines
- Provide an email after each monitoring session to the Chair of the committee
- Develop and recommend as a committee any follow up or action that may be needed by the Sea Pines POA Board

Committee Membership:

- Sea Pines POA Board Member – Chair
- Up to nine (9) Sea Pines POA members, with community involvement and experience, which can include other Sea Pines POA board members
- Ex-Officio – Sea Pines POA Board Chair

The Committee Does Not:

- Take any action other than to make recommendations to the Committee Chair for consideration by the Sea Pines POA Board

Approved by the Sea Pines Property Owners Association Board

Laura DeLong
Secretary, Sea Pines POA Board of Directors



Board of Directors Meeting Wednesday, January 22, 2025

A regular meeting of the Sea Pines POA was held Wednesday, January 22, 2025, via Zoom due to a winter weather advisory that was in effect for the region.

1. Call to Order

Keith Burns called the meeting to order at 10:03 a.m.

2. Establishment of Quorum

A quorum of members was present.

Board Members Present

Keith Burns, Gary Glass, Lee Stevens, Lori Wellingshoff, Laura DeLong, Larry Holdren, Bernice Slutsky, Ted Leavitt

3. Ratify Approval – Board Meeting Minutes, October 23, 2024

Lori Wellingshoff moved to ratify the approval of the November 13, 2024, Board of Directors Meeting Minutes and December 19, 2024, Executive Committee Meeting Minutes, as submitted. The motion was seconded by Lee Stevens and unanimously carried.

4. Approval of 2025 Officers – Keith Burns

*The Executive Committee meets at each year's end to nominate officers for the coming year. That group met on December 19th and recommended the following slate of officers for 2025: Keith Burns as President, Lee Stevens as Vice President, Laura DeLong as Secretary, and Larry Holdren as Treasurer. **Keith submitted the slate for nomination. The appointments were unanimously approved.***

5. Resolution Regarding Advisory Board Members – Keith Burns

*The resolution acknowledges and affirms that the 9-member ASPPPO Board also acts as The Advisory Board as it relates to the covenants of Sea Pines. **Keith moved to ratify the resolution. The motion was seconded by Laura DeLong and unanimously approved.***

6. Resolution to Close Safe Deposit Box – Larry Holdren

*Resolved: That the Association of Sea Pines Plantation Property Owners and The Advisory Board (d/b/a/Sea Pines POA) authorizes either of Larry Holdren, Treasurer or Keith Burns, President to close the safe deposit box #28 located at Truist Bank 1008 William Hilton Parkway, Hilton Head Island SC 29928 as the Association no longer has a need for the safe deposit box. Further, either of them is authorized to have the safe deposit box drilled to obtain access to the box as the keys cannot be located. The Association will accept all expenses incurred to complete this process. **Larry Holdren made a motion to approve the resolution. Lori Wellingshoff seconded the motion. It carried unanimously.***

7. Financial Report – Larry Holdren

Larry Holdren led with a report on the financial health of the POA through the end of December 2024. The organization had total assets of \$484,718, with year-end earnings of \$14,014 and deferred revenue of approximately \$58,000 which is the result of dues paid before January 1st. For 2025, we budgeted a total income of \$165,000 with most of that coming from membership dues. Expenses will be around \$149,000.

Keith said the total amounts of revenue and expenses are roughly the same as they were in 2024. The complement of the expenses, however, has changed remarkably from '24 to '25 due to changes in the POA's model of administrative support.

Larry made a motion to approve the 2025 budget. Lori Wellinghoff seconded the motion. The budget was unanimously approved.

8. Establish Committees for Third-Party Monitoring and Membership – Keith Burns

The board wants to offer more tangible, structured opportunities for members to volunteer on POA initiatives. The first step in that direction is to formally establish two committees: Third-Party Monitoring and Membership. Keith offered a motion to establish the two committees. Bernice Slutsky seconded the motion and it carried unanimously.

9. 2025 Initial Focus Projects

a. Third-Party Monitoring Committee – Lee Stevens: Recent activities include the 2024 Short-Term Rentals Survey and Lower Cost Housing Project on Office Park Road. Going forward this committee will monitor organizations that impact the quality of life of Sea Pines residents. Organizations of interest include Town of Hilton Head Island Town Council meetings, CSA, Beaufort County Council, and more. A charter for the committee is in the works.

b. Benchmark Sea Pines to other Hilton Head Gated Communities – Lori Wellinghoff: The purpose of this initiative is to complete a benchmarking study of all the major gated communities on HHI. It's an opportunity to glean best practices on governance, structure, activities, etc. The final report will be posted on our website.

c. Member and Community Surveys – Laura DeLong: There were three surveys in 2024 (STR, Electric Powered Landscaping Equipment, and the Community Survey). The results of the surveys were shared with members in various forums and final reports reside on our website. We will continue to use surveys to gather information directly from our members, identify emerging trends, and use that broader perspective to inform decision-making.

d. Community Standards – Gary Glass: The Community Standards Workstream was created in the fall of 2024 to investigate concerns regarding the rollout, and enforcement of certain community standards. The goal is to get community involvement in setting, revising, and establishing policy for future community standards because the DSA no longer has a separate committee focused on these issues.

e. Newsletter and Third-Tuesday Speaker Series – Lori Wellinghoff: Domenico De Sole's January 21st presentation was canceled due to snow and ice. It has been rescheduled to Monday, April 7th. The next event is February 18th, featuring David Lauderdale. David will speak about the writers who helped shape the local community. A Sea Pines POA Member Social is scheduled for February 17th, on Tower Beach from 3:00 p.m. to 5:00 p.m. February's newsletter will go out early in the month, as usual.

f. Membership – Benice Slutsky: The goal of the current membership drive is 3,000 members. The focus is on three target audiences: membership renewals, residents who never joined the POA, and new homeowners. Communication vehicles include emails, postal service social media, website content, and word of mouth.

10. President's Report – Keith Burns

The website continues to evolve and grow as part of a well-planned process. We started small with the launch of the new website last summer, and we continue to build upon that framework. Recent value-added additions include the reorganization of information, improved navigation, the Video Library and Survey Results. The website will remain static for the next six months to allow members time to get familiar with it.

During the transition of service providers last year, we discovered that the POA failed to file form 990s for 2021 and 2022. We engaged with an accounting firm to file those forms for 2021, 2022, and 2023. The IRS responded with an assessment penalty for 2021 and 2022. We are working with our accounting firm to appeal the fine.

Today we talked about several opportunities for volunteers to get involved including Third-Party Monitoring, Benchmarking, Membership, and Community Standards. There is also the Nominating Committee. Please send an email to info@seapinespoa.com if you are interested in volunteering.

11. Unfinished Business – Nothing to report currently

12. New Business – None

13. Adjournment – With no further business to discuss, Keith Burns adjourned the meeting at 10:59 a.m.

SEA PINES PLANTATION DWELLING UNITS (DENSITY) REPORT JANUARY 2025

Class A Units – Single Family Dwelling Units

Total Lots Remaining	44
Total Homes	<u>3793</u>

Total Class "A"	3837
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Class B – Multi-Family Dwelling Units	1974
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Uncommitted Dwelling Units	<u>79</u> *
*79 units assigned to Sea Pines Resort	

Total Dwelling Units allowed by Covenant	5890
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Class "B" DUs permitted 1974

Class A DUs Under Construction/Permitted	3793
January Permits	- 0
February Permits	- 0
March Permits	- 0
April Permits	- 0
May Permits	- 0
June Permits	- 0
July Permits	- 0
August Permits	- 0
September Permits	- 0
October Permits	- 0
November Permits	- 0
December Permits	<u>- 0</u>

Total Permitted	3793
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Improved or under construction	3793
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January 31, 2025

**SEA PINES PLANTATION DWELLING UNITS (DENSITY) REPORT
DECEMBER 2024**

Class A Units - Single Family Dwelling Units

Total Lots Remaining	44	
Total Homes	<u>3793</u>	
Total Class "A"	3837	
Uncommitted Dwelling Units	79	*
*79 units assigned to Sea Pines Resort		
Total Dwelling Units allowed by Covenant	5890	

Class B - Multi-Family Dwelling Units **1974**

Class "B" DUs permitted 1974

Class A DUs Under Construction/Permitted	3791
January Permits	- 0
February Permits	- 0
March Permits	- 0
April Permits	- 1
May Permits	- 0
June Permits	- 0
July Permits	- 0
August Permits	- 1
September Permits	- 0
October Permits	- 0
November Permits	- 0
December Permits	<u>- 0</u>
Total Permitted	3793

Improved or under construction **3793**

December 31, 2024

ARB Applications for 2025

January

		Year to Date	
New SFR (Including New Lots)		2	2
New Lots		0	0
Demo		2	2
Additions / Alterations	Major	5	5
	Minor	81	81
Pools		6	6
Commercial		0	0

ARB Applications for 2024

December

		Year to Date	
New SFR (Including New Lots)		3	20
	New Lots	1	4
	Demo	2	16
Additions / Alterations	Major	4	101
	Minor	75	1045
Pools		5	48
Commercial		0	10