



Board of Directors Meeting  
October 23, 2024 10 a.m.

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|--|---------------|
| 1. Call to Order   | Burns         |
| 2. Establish a Quorum                                    | Wellinghoff   |
| 3. Ratify Approval:                                      |               |
| a. Board of Directors Meeting Minutes September 25, 2024 | Wellinghoff   |
| 4. Financial Report                                      | Holdren       |
| 5. Sea Pines POA Work Group Reports:                     |               |
| a. Community Survey Update                               | Leavitt/Glass |
| b. Community Survey Results Communication Plans          | Leavitt/Glass |
| c. Membership Renewal/Recruiting Processes               | Slutsky       |
| d. Community Standards Workstream                        | Glass         |
| e. Third Tuesday Series                                  | Wellinghoff   |
| f. Sea Pines Yard Sale Results                           | Delong        |
| 6. President's Report                                    | Burns         |
| a. Board Election Key Dates and Process                  |               |
| b. ARB appointments                                      |               |
| 7. Unfinished Business                                   |               |
| 8. New Business  |               |
| 9. Adjournment   |               |

Q&A Session – Questions from the Community



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**Board of Directors Meeting****Wednesday, September 25, 2024**

A regular meeting of the Sea Pines POA was held Wednesday, September 25, 2024 via videoconference and in-person at Providence Presbyterian Church Fellowship Hall.

**1. Call to Order**

The meeting was called to order by Keith Burns at 10:00 a.m.

**2. Establishment of Quorum**

A quorum of members were present.

Board Members Present

Keith Burns (Zoom), Lori Wellinghoff, Lee Stevens, Laura DeLong, Gary Glass (Zoom), Kerry De Vallette (Zoom)

Board Members Absent

Larry Holdren, Ted Leavitt

**3. Ratify Approval – Board Meeting Minutes, May 22, 2024**

*Lori Wellinghoff made a motion to ratify the approval of the May 22, 2024 Board of Directors Meeting Minutes, as presented. The motion was seconded and unanimously carried.*

**“RESOLVED**, Sea Pines Property Owners Association Board of Directors approved the Board of Directors Meeting Minutes of May 22, 2024.”

**4. Opening Remarks – Keith Burns**

Lauri Allenbach has resigned from the board but will continue to be an active member of the POA. Her resignation created a vacancy since her term was not set to expire until 12/31/2025.

The nominating committee put forth Bernice Slutsky to fill the vacancy for the balance of the term.

Lee Stevens made a motion to accept the recommendation of the nominating committee. It was seconded by Laura DeLong and approved by all.

**5. Financial Report – Keith Burns on behalf of Larry Holdren**

Keith noted a reserve of \$479,519.85 on the POA balance sheet. He explained how POA dues come in primarily at the beginning of the year, lifting our assets early on, but expenses occur throughout the year. On balance, he is comfortable with where we stand in our reserves and budget.

**6. Switch in Management Services – Keith Burns**

The POA switched to a new accounting firm in July.

**7. Sea Pines POA Work Group Reports**

**Member Leap Update – Lee Stevens**

The POA completed migration to its new website on the MemberLeap platform. An email was sent to POA

members in August introducing the new site. Lee walked attendees through the site and pointed out areas of interest. Keith said the new website will make our lives easier and facilitate improved communications with members. He thanked everyone who contributed their time and talents to this important initiative.

#### **Battery Powered Landscape Equipment Education and Exploration Update – Lori Wellinghoff**

Lori summarized the outcomes of this project: two symposiums were conducted in the spring, a large, gated community leadership workshop took place this past June, and a survey went to all Sea Pines POA members in July. The survey results were shared with all Sea Pines POA members in July's newsletter. In short, the community is fairly evenly divided on the issue with roughly half in favor of phasing out gas-powered small handheld landscape equipment and half inclined to maintain the status quo. The CSA Landscape Equipment Task Force of the Board considered the results of the Sea Pines POA survey as well as input it sought from a cross section of landscapers who work in Sea Pines and voted in its September Board meeting to table the issue for now. The Sea Pines POA Board will keep property owners in Sea Pines apprised of developments in this regard via our newsletter and/or special email announcements. If you have any comments or information you'd like to share, please email [info@seapinespoa.com](mailto:info@seapinespoa.com).

#### **Life in Sea Pines Life Survey – Gary Glass**

On September 26<sup>th</sup> the Sea Pines POA will email its Residential Property Owner Community Satisfaction Survey to members to learn how it can better serve members and improve the quality of life for residential property owners in Sea Pines. Information gleaned from responses will be used to inform future initiatives. The survey will remain "live" through October 17, 2024. Once closed, the POA will aggregate responses and report back to members. Keith thanked Gary, Ted, and Lee for their collective efforts in crafting this valuable tool. He also pointed out that the Board was mindful to ask balanced questions, but also willing to ask tough ones.

#### **Third Tuesday Speaker Series – Lori Wellinghoff**

The third season of the Sea Pines POA Third-Tuesday Speaker Series is underway. September's speakers, Tom Parker and Lee Stevens spoke about Sea Pines Architectural Review Board "The ABCs of the ARB." They explained how it works and why it's important to Sea Pines property owners. Next month's speaker on October 15<sup>th</sup> is Charlie Clark, VP of Communications for the Hilton Head Island-Bluffton Chamber of Commerce. The title of her talk is "Getting in touch with your feelings... the results of the annual HHI resident sentiment survey." To see the complete schedule of speakers and to rsvp to attend (reservations are required) go to the Speaker Series tab on the SeaPinesPOA.com web site.

#### **8. Community Yard Sale – Laura DeLong**

Sea Pines POA is hosting a Community Yard Sale. This event will take place at the Sea Pines Center parking lot at 71 Lighthouse Road on **Sunday, October 20, 2024**. The Sale is from Noon to 4:00. There is no cost to participate. The sale is underwritten by the Sea Pines POA as a member and community benefit. To reserve a spot to be a Seller – contact [Lauri.Allenbach@gmail.com](mailto:Lauri.Allenbach@gmail.com) by October 11<sup>th</sup>.

#### **9. President's Report – Keith Burns**

Key points for board elections: Ballots will be open from November 1<sup>st</sup> through December 1<sup>st</sup>.

Our role is to monitor the following entities: the Town of Hilton Head Island, Beaufort County, Sea Pines CSA, and Sea Pines Resort. We study activities and legislation that could impact our members, notify members to educate them on the matters at hand, and then, if we conduct a member survey on such matters, make our members' position known to those entities. We provide a voice for Sea Pines residential property owners.

#### **10. Unfinished Business – Nothing to report at this time**

#### **11. New Business – None**

#### **12. Adjournment – With no further business to discuss, Keith Burns adjourned the meeting at 10:53 a.m.**