



Board of Directors Meeting  
September 25, 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 May 22, 2024 | Wellinghoff     |
| 4. Approve Board Appointment                       |                 |
| a. Bernice Slutsky, Allenbach term ending 2025     | Burns           |
| 5. Financial Report Q2 YTD                         | Holdren         |
| 6. Sea Pines POA Work Group Reports:               |                 |
| a. Member Leap Conversion Update                   | Stevens/Leavitt |
| b. Back Office Transition Update                   | Holdren/Burns   |
| c. Electric Power Equipment Survey                 | Wellinghoff     |
| d. Community Survey Launch                         | Glass/Leavitt   |
| e. Third Tuesday Series                            | Wellinghoff     |
| f. Sea Pines Yard Sale                             | Delong          |
| 7. President's Report                              | Burns           |
| a. Board Election Key Dates                        |                 |
| 8. Unfinished Business                             |                 |
| 9. New Business                                    |                 |
| 10. Adjournment                                    |                 |

Q&A Session – Questions from the Community

**Board Resolutions for the September 25, 2024 Meeting**

Item 3

Resolved: That the minutes of the May 22, 2024 Board of Directors Meeting be approved as submitted

Item 4

Resolved: That Bernice Slutsky be appointed to fill the remaining portion of Lauri Allenbach's term ending on December 31, 2025

## Item 7 Key Dates

- November 1, 2024 Record Date for Member Eligibility to Vote
- November 1, 2024 Ballots Distributed Electronically or Via Mail (those without email address)
- December 1, 2024 Due Date for Return of Ballots

### **Board of Directors Meeting Wednesday, May 22, 2024**

A regular meeting of the Sea Pines POA was held Wednesday, May 22, 2024 via videoconference and in person at Providence Presbyterian Church.

1. Call to Order The meeting was called to order by Keith Burns at 10:00 a.m.
2. Establishment of Quorum A quorum has been obtained. Board Members Present Keith Burns (Zoom), Lori Wellinghoff, Larry Holdren, Lauri Allenbach (Zoom), Ted Leavitt, Laura DeLong, Gary Glass (Zoom) Board Members Absent Kerry De Vallette, Lee Stevens IMC Resort Services Representative Kathleens Smith, Lisa Martin
3. Ratify Approval – Board Meeting Minutes, March 27, 2024 Lori Wellinghoff made a motion to ratify the email approval of the March 27, 2024 Board of Directors Meeting Minutes, as well as the March 27 and April 24, 2024 Executive Committee meetings, 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 March 27, 2024 and the March 27 and April 24, 2024 Executive Committee Meeting.”
4. Financial Report – Larry Holdren Larry reported as of March 31, 2024 YTD income is \$91,000. This number is high due to the collection of membership dues earlier in the year, however there will be additional expenses throughout the year. Currently there is \$35,000 in the operating account and \$90,000 in a money market account.
5. Management Report – IMC The membership is up to 2,712 members as of this morning with checks trickling in. IMC continues to work with the Board on all business matters. Should you need to reach out to the POA please send an email to [info@seapinespoa.com](mailto:info@seapinespoa.com) or call (843) 422-7648.
6. Sea Pines POA Work Group Reports Member Leap Installation Process Update – Ted Leavitt The current web pages will move over to the new template on the Member Leap site. A meeting will be held with Member Leap in June for an update on the transition. Back Office Transition Date – Larry Holdren/Keith Burns Larry has been working with IMC and the new accounting firm to make the July 1st transition smooth. Signature cards will be completed next week to add Accounting Services of the Low Country. There will be an address change for sending in checks. It was decided that staying with Coastal States Bank is best at this time. Credit card fees associated with membership dues payments will be reviewed. Member and Non-member Email Address Project – Ted Leavitt It will be important for the POA to focus on being able to communicate with all Sea Pines owners. Currently the database contains 3,000 email addresses and the Board will continue to focus on obtaining email addresses for all owners. If you are interested in volunteering for this effort, please email [info@seapinespoa.com](mailto:info@seapinespoa.com). Electric Power Equipment Education and Exploration Update – Lori Wellinghoff The POA hosted two symposiums on this

topic in April. The first was at the full membership meeting of the Greater Island Council on April 7th at Palmetto Electric and the second was on April 23rd at the Sea Pines POA Third-Tuesday Speaker Series at Providence Presbyterian Church, which was billed as a Town Hall on this subject. The Board invited Board leaders and General Managers from all of the large, gated communities on Hilton Head, including the CSA, as well as elected leaders and key staff from the Town. Both events included Lee Edwards, CEO of the Greenery, to help everyone understand the business case from transitioning from gas-powered landscape equipment to quiet/clean battery-powered electric equipment. Also attending was leadership from major battery-powered landscape equipment manufacturer, Kress, including product demonstrations in the parking lots at each event. Both events had open and robust attendee question and answer sessions to help community members and leaders better understand this initiative. Next, the Sea Pines POA is convening and facilitating a Roundtable Meeting in early June which will be attended by leaders from Hilton Head's large, gated communities along with other important leaders from the Town and the landscaping industry to share learning, data and begin to formulate a collective action plan. The Board will continue to keep property owners in Sea Pines apprised of their progress via the Sea Pines POA newsletter and/or special email announcements. If you have any comments or information you'd like to share in this regard, please email Lori at [info@seapinespoa.com](mailto:info@seapinespoa.com). Town Public Planning Committee STR Update – Keith Burns The Town Council has decided to expand their efforts to revisit and rewrite the land use and zoning rules within the next year. This effort will also encompass revisiting the Short Term Rental occupancy question that has been a point of discussion for the past few months. Fiscal Year 2023/2024 Third Tuesday Speaker – Lori Wellinghoff The second season of the Sea Pines POA Third-Tuesday Speaker Series was truly outstanding as those of you who attended can attest. As you likely know, the series moved from the Sea Pines Community Center to the sanctuary of Providence Presbyterian Church this season because the attendance outgrew the Community Center. The Board are very grateful for the support of Providence Presbyterian and remind you, if you don't already know, that this magnificent facility is just outside the Sea Pines Ocean gate at 171 Cordillo Parkway. This past season featured some awe-inspiring speakers including Senator Tom Davis, Charles Fraser's marketing guru David Pearson, Hilton Head's preeminent journalist and storyteller David Lauderdale, Broadway Producer Myla Lerner, Media Mogul Larry Kramer and Executive Director of Historic Mitchellville Ahmad Ward. Remember that the Sea Pines POA Third-Tuesday Speaker Series takes the summer off and will return in September for their third season which is sure to be a smash. If you have recommendations of extraordinary speakers, please email your suggestions to [info@seapinespoa.com](mailto:info@seapinespoa.com).

7. Nominating Committee Update – Keith Burns The committee for the next cycle will be Lauri Allenbach, Laura Delong and Keith Burns. The committee met and will begin networking for potential candidates. Please email [info@seapinespoa.com](mailto:info@seapinespoa.com) if you are interested in running for the Board.

8. President's Report – Keith Burns This is the last Board meeting before the transitions. Thank you to IMC for the work during the initial growing pains after parting ways with the CSA. Once the transition has been made, the Board will become more active with surveys. There is an uptick in volunteers; if anyone has interest in helping out, please email [info@seapines.com](mailto:info@seapines.com).

9. Unfinished Business – Nothing to report at this time

10. Adjournment – With no further business to discuss, Keith Burns adjourned the meeting at 10:43 a.m.

Sea Pines POA

Balance Sheet

Posted 06/30/2024

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**Assets**

Bank

10102	Operating Checking - Coastal	15,916.68
10103	New High Yield Acct. - Coastal	90,189.22
10200	Replacement Reserve - AAB	1,422.00
10201	Morgan Stanley Investments	270,117.97
10202	Morgan Stanley Cash/Cash Equiv.	101,873.98

Total Bank

479,519.85

*Total Assets*

479,519.85

**Liabilities & Equity**

Equity

30100	Retained Earnings	419,874.71
30101	Unrealized Gain/(Loss) M. Stanley Investment	(7,085.50)
	Current Year Earnings	66,730.64

Total Equity

479,519.85

*Total Liabilities & Equity*

479,519.85

# Sea Pines POA Budget Variance

Posted 4/1/2024 To 6/30/2024 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b>Income</b>							
50100 Membership Dues	12,770.00	42,501.00	(29,731.00)	138,831.00	85,002.00	53,829.00	170,000.00
50700 Bank Interest	189.73	0.00	189.73	189.89	0.00	189.89	0.00
50900 Other Income	0.00	249.00	(249.00)	125.00	498.00	(373.00)	1,000.00
<b>TOTAL Income</b>	<b>12,959.73</b>	<b>42,750.00</b>	<b>(29,790.27)</b>	<b>139,145.89</b>	<b>85,500.00</b>	<b>53,645.89</b>	<b>171,000.00</b>
<b>Reserve income</b>							
50701 Investment Interest	263.39	0.00	263.39	3,161.24	0.00	3,161.24	0.00
50702 Accrued Interest	(816.16)	0.00	(816.16)	(1,083.73)	0.00	(1,083.73)	0.00
<b>TOTAL Reserve Income</b>	<b>(552.77)</b>	<b>0.00</b>	<b>(552.77)</b>	<b>2,077.51</b>	<b>0.00</b>	<b>2,077.51</b>	<b>0.00</b>
<b>TOTAL Income</b>	<b>12,406.96</b>	<b>42,750.00</b>	<b>(30,343.04)</b>	<b>141,223.40</b>	<b>85,500.00</b>	<b>55,723.40</b>	<b>171,000.00</b>
<b>Expense</b>							
<b>Administrative</b>							
60103 Management Fees	9,000.00	9,000.00	0.00	18,000.00	18,000.00	0.00	36,000.00
60104 Legal Fees	440.00	2,499.00	2,059.00	(3,576.08)	4,998.00	8,574.08	10,000.00
60106 Bank Service Charges	353.35	624.00	270.65	1,856.37	1,248.00	(608.37)	2,500.00
60111 Website	474.63	75.00	(399.63)	474.63	150.00	(324.63)	300.00
60115 Election Expense	0.00	249.00	249.00	281.98	498.00	216.02	1,000.00
60118 New Member Recruitment	225.00	1,251.00	1,026.00	225.00	2,502.00	2,277.00	5,000.00
60130 Accounting Services	0.00	624.00	624.00	20.00	1,248.00	1,228.00	2,500.00
60132 Other Expenses	215.73	249.00	33.27	515.73	498.00	(17.73)	1,000.00
<b>TOTAL Administrative</b>	<b>10,708.71</b>	<b>14,571.00</b>	<b>3,862.29</b>	<b>17,797.63</b>	<b>29,142.00</b>	<b>11,344.37</b>	<b>58,300.00</b>
<b>Communications</b>							
60140 Comm. Membership	78.70	5,001.00	4,922.30	13,954.69	10,002.00	(3,952.69)	20,000.00
60141 Comm. Third Party	376.40	375.00	(1.40)	812.28	750.00	(62.28)	1,500.00
60142 Comm. Annual Meeting	17,252.24	3,750.00	(13,502.24)	17,252.24	7,500.00	(9,752.24)	15,000.00
60143 Comm. Referendum Initi	0.00	1,176.00	1,176.00	0.00	2,352.00	2,352.00	4,700.00
60144 Comm. Speaker Series	1,020.29	750.00	(270.29)	1,993.51	1,500.00	(493.51)	3,000.00
60145 Comm. Website Marketir	1,044.53	1,800.00	755.47	3,056.40	3,600.00	543.60	7,200.00
60146 Comm. Monthly Newslet	1,042.07	624.00	(418.07)	1,169.57	1,248.00	78.43	2,500.00
60147 Comm. Board Expense	205.61	249.00	43.39	606.44	498.00	(108.44)	1,000.00
60148 Comm. Projects	3,870.00	3,000.00	(870.00)	3,980.00	6,000.00	2,020.00	12,000.00
60149 Comm. Consultant	1,825.50	1,500.00	(325.50)	4,708.00	3,000.00	(1,708.00)	6,000.00
<b>TOTAL Communications</b>	<b>26,715.34</b>	<b>18,225.00</b>	<b>(8,490.34)</b>	<b>47,533.13</b>	<b>36,450.00</b>	<b>(11,083.13)</b>	<b>72,900.00</b>
<b>Insurance</b>							
60201 Property & Liability Insur	(995.00)	6,000.00	6,995.00	9,162.00	12,000.00	2,838.00	24,000.00
<b>TOTAL Insurance</b>	<b>(995.00)</b>	<b>6,000.00</b>	<b>6,995.00</b>	<b>9,162.00</b>	<b>12,000.00</b>	<b>2,838.00</b>	<b>24,000.00</b>
<b>Replacement</b>							
70100 Replacement Expenses	0.00	3,951.00	3,951.00	0.00	7,902.00	7,902.00	15,800.00
<b>TOTAL Replacement</b>	<b>0.00</b>	<b>3,951.00</b>	<b>3,951.00</b>	<b>0.00</b>	<b>7,902.00</b>	<b>7,902.00</b>	<b>15,800.00</b>
<b>TOTAL Expense</b>	<b>36,429.05</b>	<b>42,747.00</b>	<b>6,317.95</b>	<b>74,492.76</b>	<b>85,494.00</b>	<b>11,001.24</b>	<b>171,000.00</b>

# Sea Pines POA Budget Variance

Posted 4/1/2024 To 6/30/2024 11:59:00 PM

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	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Excess Revenue / Expense	<u>(24,022.09)</u>	<u>3.00</u>	<u>(24,025.09)</u>	<u>66,730.64</u>	<u>6.00</u>	<u>66,724.64</u>	<u>0.00</u>

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