



SEA PINES POA

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aka ASPPPO

Board of Directors Meeting January 28, 2026

1. Call to Order	Burns
2. Establishment of Quorum	DeLong
3. Ratify Approval -Board of Directors Meeting Minutes, November 19, 2025	DeLong
4. Approve Board Appointment - Janet Oliver, 2 years remaining of Lori Wellinghoff term	Burns
5. Approve 2026 Board Officers - Keith Burns, President - Gary Glass, Vice President - Laura DeLong, Secretary - Larry Holdren, Treasurer	Burns
6. Approve Resolution on The Advisory Board Members	Burns
7. Financial Report - YTD 2025 financial information - 2026 Budget	Holdren
8. Sea Pines POA Updates a. Community Standards Committee Activities b. Third Party Activities Monitoring Committee c. Member Engagement and Community - January 15 Community Coffee - February 11 Tower Beach Social - March 12 Town Hall d. Membership Update e. Community Fund Project Ideas	Glass Stevens Burns Slutsky Burns
9. President's Report - Lori Wellinghoff 4-year board service	Burns
10. Unfinished Business	
11. New Business	
12. Adjournment (Member Q&A to follow)	



Board Resolutions for the January 28, 2026 Meeting

Item 3

Resolved: That the minutes of the November 19, 2025 Board of Directors Meeting be approved as submitted

Item 4

Resolved: That Janet Oliver be appointed to the Sea Pines POA board to fill the remaining two years in the term of Lori Wellinghoff, ending December 31, 2027

Item 5

Resolved: That the Sea Pines POA officers for 2026 be approved as outlined on the agenda

Item 6

Resolved: That the Association of Sea Pines Plantation Property Owners (d/b/a Sea Pines POA) Board acknowledges and affirms that its 9-member board is designated as the 9 members of The Advisory Board as that term is referenced within the 1974 covenants of Sea Pines

Item 7

Resolved: That the 2026 budget for Sea Pines POA be approved as presented by the Treasurer



Board of Directors Meeting

Wednesday, November 19, 2025

A regular meeting of the Sea Pines POA was held on Wednesday, November 19, 2025, via Zoom and in-person at Providence Presbyterian Church Fellowship Hall.

1. Call to Order

Keith Burns called the meeting to order at 10:00 a.m.

2. Establishment of Quorum

A quorum of members was present.

Board Members Present

Keith Burns, Lee Stevens, Laura DeLong, Larry Holdren, Lori Wellinghoff, Bernice Slutsky, Kerry de Vallette, Ted Leavitt, and Gary Glass.

3. Ratify Approval – Board Meeting Minutes, October 22, 2025

Laura DeLong moved to ratify the approval of the October 22, 2025, Board of Directors Meeting Minutes as presented. Gary Glass noted a typo. Keith Burns made a motion to approve the minutes as amended. Bernice Slutsky seconded, and the minutes were unanimously approved.

4. Financial Report – Larry Holdren

Larry Holdren reported on the financial health of the POA through the end of September 2025. Income for the first nine months was \$147,034, expenses were \$83,433, leaving a net income of \$63,600. Keith expects a net income of approximately \$40,000 at the end of the year, which is well above the \$11,000 that was budgeted. The variance is due to the IRS refund of \$20,522 and roughly \$10,000 from investments over budget.

5. 2025 Workgroup Reports

- a. **Member Engagement Plans – Keith Burns:** Beginning in January, Sea Pines POA board meetings will be held at the Sea Pines Community Center. From now on, all meetings (e.g., board meetings, Town Halls, Community Coffees) will be held there except for the Third-Tuesday Speaker Series. Those meetings will remain at the Providence Presbyterian Church. The Sea Pines POA is instituting Community Coffees in 2026 where our members can come and learn about things that make our community function, and interact with the people that make it happen. The first Sea Pines POA Community Coffee is scheduled for January 15th from 9:30 – 10:30 a.m. The session will be available on Zoom. The next Tower Beach Social will be on February 11th. A Town Hall meeting has been scheduled for March 12th. More information will be available closer to the events.
- b. **Benchmarking Study Update – Keith Burns:** On November 17, the Sea Pines POA board collectively drafted a letter to Sea Pines CSA CEO Sam Bennett and CSA Board members (including board candidates) outlining the POA Board's key takeaways from the Benchmarking Study and offering suggestions on how

CSA might interpret those findings to improve how Sea Pines functions. The letter has been posted to the Sea Pines POA website. It's in a folder with the Benchmarking Study.

- c. **Membership Committee – Bernice Slutsky:** Membership renewals will begin on December 1st and run for a period of 8 – 10 weeks. During this time, we will also try to attract new members. Members are asked to “pass the word” to friends and neighbors who are not members, and to let us know about neighborhood POA events where we could get to know other Sea Pines residents. Keith Burns summed things up by saying, “Think of it as being an ambassador for the POA. Help us let people know how we differ from the CSA.”
- d. **Third-Party Monitoring Committee – Lee Stevens:** Town Council passed the new Short-Term Rental ordinance in October. The ordinance will go into effect in 2026. All STR permits are extended until April 2026. The ordinance requires a letter from the property owner’s POA stating that the owner is permitted to rent on a short-term basis. Keith Burns said this is a new process for the town, and it takes time to properly document the nuanced restrictions and the differences between POAs.
- e. **Community Standards – Gary Glass:** On October 28th, Gary Glass and Alex Cruden met with CSA’s Sam Bennett, Shawn Colin, and David Ellis to introduce them to our Community Standards Committee and explore ways the two groups can work together. The discussion touched on effective communications and community outreach initiatives. The meeting went well; Shawn Colin plans to attend the next Community Standards Committee meeting on December 15th.
- f. **Third-Tuesday Speaker Series – Lori Wellinghoff:** Wyman Fraser-Davis was our guest speaker for November. She painted an intimate and colorful portrait of her father, Charles Fraser. More than 250 people attended the event, fostering engagement and a sense of belonging. The next Speaker Series event is scheduled for January 20th, when Former NFL executives Charlie Dayton and Kevin Byrne will take us inside the NFL. On February 17th, former Marine combat veteran and Assistant Secretary of Defense, Bing West, will address an *Inevitable Crisis in America*. The full schedule of speakers is posted on our website.
- g. **Sea Pines POA Board Elections – Laura Delong:** There are two current board members whose terms expire at the end of 2025 and are eligible to serve another term. Those two board members are Keith Burns and Bernice Slutsky. Board member Kerry de Vallette decided not to run for a second term. The Nominating Committee has nominated Tim McGowan to fill that position on the Board. After considering the needs of the Sea Pines POA, the Nominating Committee unanimously agreed to have these three individuals be on the ballot for the 2026 to 2028 term. Voting began on November 1st and runs through December 1st.
- h. **Member Volunteer / Participation Opportunities – Keith Burns:** We have nine volunteer-board members and two paid independent contractors who are running full out to help the Sea Pines POA meet its mission of advancing the quality of life for Sea Pines residential property owners. This group is bumping up against capacity limitations. It can either continue to do what it has been doing of late or lean on volunteers to grow capacity. Volunteers are needed for communication, social media, the newsletter, special events, and our third-party monitoring and community standards committees.

6. President’s Report – Keith Burns

- Kerry de Vallette’s term will expire at the end of December. Keith expressed gratitude for Kerry’s contributions, especially his work on launching the new website in 2025. Kerry said he appreciated the opportunity to serve on the Board, to give back to the community, and build meaningful relationships with POA members.
- Keith also thanked two CSA Board members who are finishing their terms this December – David Ellis and David Pardue.
- On December 8th, the Sea Pines POA Board will meet to establish 2026 priorities. As mentioned earlier, the POA is expected to have approximately \$40,000 of retained earnings in 2026. That money will go into our

Community Fund, which will raise the value of the fund to approximately \$60,000. The Board will consider ways to use the fund at the December 8th meeting. Members are encouraged to submit their ideas in writing to info@seapinespoa.com.

7. **Unfinished Business** – *Nothing to report*

8. **Adjournment** – The formal portion of the meeting adjourned at 10:46 a.m. A Q&A followed.

Sea Pines POA
Profit Loss Budget vs. Actual
January through December 2025

			Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense					
	Income				
Revenue					
		10100 Membership Dues	124,565.00	150,000.00	-25,435.00
		10101 Bank Interest	1,887.08	500.00	1,387.08
		10102 Investment Income	23,877.19	12,000.00	11,877.19
		10103 License Plate	1,566.45	1,500.00	66.45
		10104 Other Income	0.00	1,000.00	-1,000.00
		Total Revenue	151,895.72	165,000.00	-13,104.28
	Total Income		151,895.72	165,000.00	-13,104.28
	Expense				
		40100 Administrative Expense			
		40101 Management Fees	24,187.50	24,000.00	187.50
		40102 Legal Fees	7,774.50	7,500.00	274.50
		40103 Bank Service Charges	335.70	2,500.00	-2,164.30
		40104 Telephone	1,111.86	1,200.00	-88.14
		40105 Election Expense	0.00	500.00	-500.00
		40106 New Member Recruitment	534.51	5,000.00	-4,465.49
		40107 Tax Services	3,811.00	1,500.00	2,311.00
		40108 Independent Contractor	25,666.63	20,000.00	5,666.63
		40109 Postage	1,533.37	300.00	1,233.37
		40110 Other Expenses	1,562.03	1,000.00	562.03
		40111 Meeting Location Rental	1,050.00	5,000.00	-3,950.00
		40112 Merchant Fees	3,101.31		
		Total 40100 Administrative Expense	70,668.41	68,500.00	2,168.41
	50100 Communication Services				
		50101 Comm. Membership	415.34	15,000.00	-14,584.66
		50102 Comm. Third Party	5,570.00	1,500.00	4,070.00
		50103 Comm. Annual Meeting	19,378.22	13,000.00	6,378.22
		50104 Comm. Speaker Series	1,200.00	3,000.00	-1,800.00
		50105 Comm. Website Marketing &	10,423.84	5,000.00	5,423.84
		50106 Comm. Monthly Newsletter	102.41	2,000.00	-1,897.59
		50107 Comm. Board Expense	1,219.92	1,000.00	219.92
		50108 Comm. Projects	0.00	6,000.00	-6,000.00
		50109 Comm Independent Contr	7,200.00	7,200.00	0.00
		50100 Communication Services - Other	150.00		
		Total 50100 Communication Services	45,659.73	53,700.00	-8,040.27
	60100 Insurance				
		60101 D & O Insurance	15,743.00	17,000.00	-1,257.00
		60102 Property & Liability Insu	9,710.00	10,000.00	-290.00
		Total 60100 Insurance	25,453.00	27,000.00	-1,547.00
		70101 990 Taxes	-20,780.00		
		Total Expense	121,001.14	149,200.00	-28,198.86
	Net Ordinary Income		30,894.58	15,800.00	15,094.58
Net Income			30,894.58	15,800.00	15,094.58

6:52 PM
01/15/25
Accrual Basis

**Sea Pines POA
Balance Sheet
As of December 31, 2024**

		Dec 31, 24
ASSETS		
Current Assets		
Checking/Savings		
10102 Operating Checking	32,930.92	
10103 New High Yield	66,672.46	
10201 Morgan Stanley Investment	276,406.53	
10202 Morgan Stanley Cash/Cash	108,108.14	
Authorized.net e-check	600.00	
Total Checking/Savings	484,718.05	
Accounts Receivable		
Accounts Receivable	800.00	
Total Accounts Receivable	800.00	
Total Current Assets	485,518.05	
TOTAL ASSETS		485,518.05
LIABILITIES & EQUITY		
Equity		
30101 Unrealized Gain/Loss M. S	-796.50	
Current Year Earnings	14,014.09	
Deferred Revenue	57,950.00	
Retained Earnings	414,350.46	
Total Equity	485,518.05	
TOTAL LIABILITIES & EQUITY		485,518.05

Proposed 2026 Budget			
	2025 Budget	2025 Exp thru Nov	2026 Budget
Revenue			
Membership Dues	\$150,000.00	\$125,000.00	\$125,000.00
Bank Interest	\$500.00	\$1,800.00	\$1,500.00
Investment Income	\$10,000.00	\$22,900.00	\$24,000.00
Accrued Interest			
License Plates	\$1,500.00	\$1,500.00	\$1,500.00
Other Income	\$1,000.00	\$20,800.00	
Total Income	\$163,000.00	\$172,000.00	\$152,000.00
Administrative Expense			
Management Fees	\$24,000.00	\$22,000.00	\$24,000.00
Legal Fees	\$5,000.00	\$7,800.00	\$5,000.00
Bank Service Chgs	\$2,500.00	\$300.00	
Telephone	\$1,200.00	\$1,000.00	\$1,200.00
Election Expense	\$500.00		
New member Recruitment	\$5,000.00	\$500.00	\$500.00
Tax Services	\$1,500.00	\$3,800.00	\$500.00
Independent Contractor	\$24,000.00	\$24,000.00	\$26,000.00
Postage	\$300.00	\$1,500.00	\$2,000.00
Other Expense	\$1,000.00	\$1,200.00	\$1,200.00
Meeting Location Rental		\$1,000.00	\$1,500.00
Merchant Fees		\$2,900.00	\$3,000.00
Communication Expenses			
Membership	\$15,000.00	\$7,400.00	\$10,000.00
3rd Party Communication	\$1,500.00	\$5,100.00	\$6,000.00
Annual Meeting	\$13,000.00	\$8,000.00	\$6,000.00
New Referendum Initiative			
Speaker Series	\$3,000.00	\$1,200.00	\$2,000.00
Website Marketing & Support	\$5,000.00	\$3,400.00	\$4,000.00
Newsletter	\$2,000.00	\$100.00	\$500.00
Board Expense	\$1,000.00	\$1,200.00	\$1,200.00
Projects	\$6,000.00	\$6,600.00	\$7,500.00
Independent Contractor	\$7,200.00	\$6,600.00	\$14,400.00
Holiday Event			\$10,000.00
Community Coffees			\$1,500.00
Community Fund Project			
Insurance			
D & O Insurance	\$17,000.00	\$15,700.00	\$13,500.00
Liability Insurance	\$10,000.00	\$9,700.00	\$10,500.00
Total. Expense	\$145,700.00	\$131,000.00	\$152,000.00
Reserve Contribution	\$17,300.00	\$41,000.00	\$0.00