



Board of Directors Meeting
March 25, 2026 10 a.m.

- | | |
|---|---------|
| 1. Call to Order | Burns |
| 2. Establish a Quorum | DeLong |
| 3. Ratify Approval: | |
| a. Board of Directors Meeting Minutes February 25, 2026 | DeLong |
| 4. Member Engagement Activities Upcoming | |
| a. March 31 Community Coffee – Community Center | |
| b. April 22 Annual Meeting and Social | |
| c. May 8 Tower Beach Social | |
| 5. Financial Report | Holdren |
| 6. Sea Pines POA Committee and Work Group Reports: | |
| a. Monitoring Third Party Activities Committee | Stevens |
| b. Membership Items | Slutsky |
| c. Community Standards Committee | Glass |
| d. April 22, 2026 Annual Meeting and Social Update | Holdren |
| e. Third Tuesday Speaker Series | Burns |
| f. Community Project Update | McGowan |
| g. Flea Market Update | DeLong |
| 7. Presidents Report | Burns |
| 8. Unfinished Business | |
| 9. New Business | |
| 10. Adjournment | |

Q&A Session – Questions from the Community



Board of Directors Meeting

Wednesday, February 25, 2026

A regular meeting of the Sea Pines POA was held on Wednesday, February 25, 2026, via Zoom and in-person at the Sea Pines Community Center.

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, Laura DeLong, Larry Holdren, Gary Glass, Ted Leavitt, Tim McGowan, and Lee Stevens.

3. Ratify Approval – Board Meeting Minutes, January 28, 2026

Laura DeLong made a motion to ratify and accept the January 28, 2026, Board of Directors Meeting Minutes as presented. Tim McGowan seconded, and the minutes were unanimously approved.

4. Financial Report – Larry Holdren

Sea Pines POA has total assets of \$547, 575. January's revenue was \$99,533. This is due in large part to the receipt of 2026 membership dues. The POA will draw down from this highwater mark throughout the year. Expenses for January were \$8,420, leaving a net income of \$92,113.

5. 2026 Workgroup Reports

- a. **Third-Party Monitoring Committee – Lee Stevens:** The Town of Hilton Head Island is looking at a proposal to raise the annual Short-Term Rental fee from a flat fee of \$250/house to \$150/bedroom. It is just a proposal coming out of committee at this point in time. It still must go through two rounds of readings before the City Council. Those two rounds are scheduled for March 10th and March 31st.

Steve Alfred announced that he will not seek another term for Town Council. In the next week or two, the committee will send POA members information on how to run for Hilton Head Island Town Council in the event that they have an interest in doing so.

- b. **Community Standards – Gary Glass:** The committee sent a survey to Sea Pines POA members in January. 973 members responded to the survey and submitted nearly 3,000 comments. The results were analyzed and compiled. The results will be shared in two identical “listening” sessions on February 25 and 26th. A Town Hall meeting is scheduled for March 12th, where our members will hear from both the Community Standards Committee and CSA leadership. Keith said our efforts are on data collection and education, so the entire survey and one of the listening videos will be posted on our website.

- c. **Third-Tuesday Speaker Series – Keith Burns:** February’s speaker, Bing West, spoke about the subject of his latest book titled The Inevitable Crisis in America. More than 200 members attended the event. The next session is scheduled for March 17th. Nelle & Ora Smith will share personal memories of Hilton Head Island since 1963. The full schedule of speakers is available on our website.
- d. **Membership Committee – Keith Burns reporting for Bernice Slutsky:** We are in the late stages of the 2026 membership renewal campaign. The last reminder will go out on March 4th. Membership benefits will lapse on March 15th for those who do not renew.
- e. **Tower Beach Social – Keith Burns:** The Tower Beach Social originally scheduled for February 17th was canceled due to forecasted rain. It has been rescheduled for March 2nd. 178 members have registered for the event.
- f. **Flea Market – Laura DeLong:** The POA is considering hosting a flea market on October 18th, from 11:00 a.m. – 2:00 p.m. Notices will go out to sellers in the coming days. If enough sellers commit to make it worthwhile, the event will go forward. The target number of sellers is 30.
- g. **Community Fund – Keith Burns:** The POA Board identified three potential projects. An additional two projects were submitted by members, so there are five projects under consideration currently. Tim McGowan will solicit ideas from neighborhood POA presidents. A complete list of proposed projects will be shared with our members later this Spring.
- h. **Communications – Lee Stevens for Janet Oliver:** At a recent Board workshop, Janet Oliver presented ideas for refreshing POA communications. Her design ideas will impact the look and feel of all POA communications (newsletters, emails, and social media posts). Efforts will focus on “phone first” designs. Volunteers are needed to fill the bench. If you want to get involved, contact Janet Oliver at info@seapinespoa.com.

6. President’s Report – Keith Burns:

The next Community Coffee is scheduled for March 31st at 9:30 a.m. Steve Birdwell, President of The Sea Pines Resort, will talk about Resort plans for the near future. His brief presentation will be followed by a Q&A session.

The POA Nominating Committee is looking for a few members to round out this year’s committee. If you are interested, please send an email to info@seapinespoa.com.

7. Unfinished Business – Nothing to report

8. New Business – The Annual Meeting is set for April 22nd in the Magnolia Room at the Plantation Club. Keith made a motion to establish the record date as March 19th, 2026. Lee Stevens seconded, and it was unanimously approved. If you are not a paid member by that date, you will not be eligible to attend or vote at the meeting.

9. Adjournment – The formal portion of the meeting adjourned at 10:30 a.m. A Q&A followed.

Sea Pines POA
Profit Loss Budget vs. Actual
January through February 2026

			February 26	Jan - Feb 26	Budget	YTD \$ Over Budget	YTD % of Budget	Total Yearly Budget
Ordinary Income/Expense								
Income								
Revenue								
	10100	Membership Dues	7,350.00	105,200.00	83,333.34	21,866.66	126.24%	\$125,000.00
	10101	Bank Interest	118.70	232.22	250.00	-17.78	92.89%	\$1,500.00
	10102	Investment Income	2,097.91	3,572.77	4,000.00	-427.23	89.32%	\$24,000.00
	10103	License Plate	134.90	229.90	250.00	-20.10	91.96%	\$1,500.00
		Total Revenue	9,701.51	109,234.89	87,833.34	21,401.55	124.37%	\$152,000.00
		Total Income	9,701.51	109,234.89	87,833.34	21,401.55	124.37%	\$152,000.00
Expense								
40100 Administrative Expense								
	40101	Management Fees	2,000.00	4,000.00	4,000.00	0.00	100.0%	\$24,000.00
	40102	Legal Fees	48.60	48.60	833.40	-784.80	5.83%	\$5,000.00
	40104	Telephone	101.35	202.66	200.00	2.66	101.33%	\$1,200.00
	40106	New Member Recruitment	0.00	0.00	83.40	-83.40	0.0%	\$500.00
	40107	Tax Services	0.00	0.00	83.40	-83.40	0.0%	\$500.00
	40108	Independent Contractor	3,993.75	5,418.75	4,333.40	1,085.35	125.05%	\$26,000.00
	40109	Postage	9.62	9.62	333.30	-323.68	2.89%	\$2,000.00
	40110	Other Expenses	230.94	250.94	200.00	50.94	125.47%	\$1,200.00
	40111	Meeting Location Rental	0.00	0.00	250.00	-250.00	0.0%	\$1,500.00
	40112	Merchant Fees	673.11	2,144.05	500.00	1,644.05	428.81%	\$3,000.00
		Total 40100 Administrative Expense	7,057.37	12,074.62	10,816.90	1,257.72	111.63%	\$64,900.00
50100 Communication Services								
	50101	Comm. Membership	0.00	0.00	1,666.70	-1,666.70	0.0%	\$10,000.00
	50102	Comm. Third Party	480.00	960.00	1,000.00	-40.00	96.0%	\$6,000.00
	50103	Comm. Annual Meeting	100.00	432.94	1,000.00	-567.06	43.29%	\$6,000.00
	50104	Comm. Speaker Series	500.00	500.00	333.30	166.70	150.02%	\$2,000.00
	50105	Comm. Website Marketing &	48.95	48.95	666.70	-617.75	7.34%	\$4,000.00
	50106	Comm. Monthly Newsletter	0.00	0.00	83.40	-83.40	0.0%	\$500.00
	50107	Comm. Board Expense	202.53	757.50	200.00	557.50	378.75%	\$1,200.00
	50108	Comm. Projects	0.00	0.00	1,250.00	-1,250.00	0.0%	\$7,500.00
	50109	Comm Independent Contr	600.00	600.00	2,400.00	-1,800.00	25.0%	\$14,400.00
	50110	Holiday Event	0.00	0.00	1,666.70	-1,666.70	0.0%	\$10,000.00
	50111	Community Coffees	125.96	125.96	250.00	-124.04	50.38%	\$1,500.00
		50100 Communication Services - Other	0.00	34.92				\$0.00
		Total 50100 Communication Services	2,057.44	3,460.27	10,516.80	-7,056.53	32.9%	\$63,100.00
60100 Insurance								
	60101	D & O Insurance	0.00	0.00	13,500.00	-13,500.00	0.0%	\$13,500.00
	60102	Property & Liability Insu	10,986.00	10,986.00	10,500.00	486.00	104.63%	\$10,500.00
		Total 60100 Insurance	10,986.00	10,986.00	24,000.00	-13,014.00	45.78%	\$24,000.00
		Total Expense	20,100.81	26,520.89	45,333.70	-18,812.81	58.5%	\$152,000.00
		Net Ordinary Income	-10,399.30	82,714.00	42,499.64	40,214.36	194.62%	\$0.00
		Net Income	-10,399.30	82,714.00	42,499.64	40,214.36	194.62%	\$0.00

Sea Pines POA
Balance Sheet
 As of February 28, 2026

			Feb 28, 26
ASSETS			
Current Assets			
Checking/Savings			
	Authorized.net e-check		99.25
	Morgan Stanley Cash/Cash		30,288.10
	Morgan Stanley Investment		381,676.53
	New High Yield		119,139.80
	Operating Checking		9,182.95
	Total Checking/Savings		540,386.63
Accounts Receivable			
	Accounts Receivable		-660.00
	Total Accounts Receivable		-660.00
Other Current Assets			
	Undeposited Funds		-550.00
	Total Other Current Assets		-550.00
	Total Current Assets		539,176.63
TOTAL ASSETS			539,176.63
LIABILITIES & EQUITY			
Equity			
	Community Fund		54,462.63
	Legal Reserve		250,000.00
	Operating Reserve		152,000.00
	Current Year Earnings		82,714.00
	Total Equity		539,176.63
TOTAL LIABILITIES & EQUITY			539,176.63