SEA PINES POA

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Board of Directors Meeting
October 28, 2026 10 a.m.

1. Call to Order — Burns
2. Establish a Quorum — DeLong
3. Ratify Approval:
   a. Board of Directors Meeting Minutes September 23, 2026 — DeLong
4. Financial Report — Holdren
5. Sea Pines POA Work Group Reports:
   a. Third Party Activities Monitoring Report — Stevens
      - Oct 13 Ward 5 Town Hall Report
      - Election Information Highlights
   b. Flea Market Report — DeLong
   c. Membership Renewal and Related Topics — Slutsky
      - Renewal Timeline
      - November 1 New Member Incentive
      - Member Leap CC Processor Change
   d. Facebook and Social Media Report — Oliver
   e. Third Tuesday Speaker Series — Wellinghoff
   f. Hilton Head Preparatory School Event Update — Wellinghoff
   g. Member Engagement Program — Burns
      - November 19 Community Coffee – Sea Pines Resort
      - December 3 Holiday Social
6. President's Report — Burns
7. Unfinished Business
8. New Business
9. Adjournment

Q&A Session – Questions from the Community

Board of Directors Meeting **Wednesday, September 23, 2026**

A regular meeting of the Sea Pines Property Owners Association Board of Directors was held on Wednesday, September 23, 2026, both in person at the Sea Pines Community Center and via Zoom.

1. **Call to Order**
   Keith Burns called the meeting to order at 10:00 a.m.

2. **Establishment of Quorum**
   A quorum was established.

   Board Members Present
   Keith Burns, Gary Glass, Laura DeLong, Larry Holdren, Janet Oliver, Bernice Slutsky, and Lee Stevens.

3. **Ratify Approval – Board Meeting Minutes, May 27, 2026**
   Larua Delong made a motion to ratify the approval of the May 27, 2026, Board of Directors Meeting minutes. Bernice Slutsky seconded the motion. There were no additions or comments, so Keith Burns made a motion to approve the minutes, and they were unanimously approved.

4. **New Board Appointment – *Keith Burns:***
   Tim McGowan resigned from the Board when he sold his Sea Pines residence. The Board went through a nominating process of identifying candidates to fulfill the remainder of Tim's term and selected Paul Carden as Tim's replacement. Keith Burns made a motion to have Paul Cardon serve the remaining two years of Tim McGowan's term on the Sea Pines POA Board. Lee Stevens seconded the motion, and the motion passed unanimously. Paul thanked the Board for its vote of confidence and said he looks forward to contributing to the Sea Pines community.

5. **Financial Report – *Larry Holdren:***
   Larry Holdren reported that as of July 31, 2026, we had annual income of $119,250 and YTD expenses of $72,754, resulting in a positive balance of $ 46,496. Keith Burns said we typically have monthly expenses of roughly $6,000, and we're on track with our annual budget.

6. **2026 Workgroup Reports**

   Communications Committee – *Janet Oliver*: Sea Pines POA now has a Facebook page. It was launched in the second week of September and garnered 300 followers in one week. The purpose of the page is to connect with our members on the popular social media platform. Janet said we also hope to reach non-members as well. Keith Burns said this is a new chapter for the Sea Pines POA, and he expects it to be a valuable communications channel for the organization. Follow us at https://www.facebook.com/seapinespoa

Town Hall Meeting - ***Keith Burns:*** Our next Town Hall Meeting is scheduled for October 13th from 4:00 p.m. to 6:00 p.m. The topic is Meet the Candidates for Town Council Ward 5. POA members will hear from the three candidates for the four-year Town Council seat: **Charles "Chuck" Dowd, David Ellis, and Robert "Rob" Guthrie.** The forum will include brief candidate introductions and homeowner Q&A, both in person and via Zoom. It will also be recorded for those unable to attend. The meeting will be held at the Sea Pines Community Center.

Nominating Committee – ***Lee Stevens:*** Janet Oliver filled a seat previously occupied by Tim McGowan on the Nominating Committee. As noted earlier, Tim sold his Sea Pines property, so he may not serve on the POA Board. The balance of the 2026 Nominating Committee consists of Lee Stevens (Chair), Keith Burns, David Pardue, and Linda Fiore. The committee met several times recently to consider three terms that are due to expire at the end of 2026 and identify three candidates to fill those seats. The candidates are Gary Glass (current POA Board vice president), Larry Holdren (current POA Board treasurer), and Mike Clark. The nominating committee also identified and put forth Paul Cardon to replace Tim McGowan for the final two years of Tim's term. Candidates for the Board can still be submitted by petition. Ballots will be emailed on November 1st and must be submitted by December 1st. Members will be informed of the results in early December. For more information, visit our website.

Flea Market – ***Laura DeLong:*** The Sea Pines POA Flea Market is scheduled for October 18, 2026, from noon until 3:00 p.m. Thirty-three sellers have registered for the event, which is open to the public; however, only POA members are permitted to sell items. Participation is free of charge for buyers. Marketing efforts are targeting Sea Pines and Hilton Head Plantation residents.

Third-Tuesday Speaker Series – ***Lori Wellinghoff:*** On September 15th, David Lauderdale delivered a rousing presentation on Charles Fraser's family tree, going back more than four generations. Mike Missal, a former Inspector General with the Department of Veterans Affairs, is scheduled for October 20th. November's speaker will be Chris Matthews, chief of staff for House Speaker Tip O'Neil, host of Hardball, and a bestselling author. A full roster of speakers is available on our website.

Hilton Head Preparatory School – ***Lori Wellinghoff:*** The Sea Pines POA is convening at the Hilton Head Preparatory School to learn about a major campus expansion underway. The event will be held at the Joseph Fraser Jr. Field House on Tuesday, October 27th from 4:30 p.m. to 5:30 p.m. Visit our website to register for the event.

7. **President's Report –** ***Keith Burns:*** We continue to pursue either a Town Hall Meeting (evening) or Community Coffee (morning) with guests from Sea Pines Resort to learn about their latest plans for resort renovations and site improvements around the Inn & Club at Harbour Town. The resort has filed a preliminary plan with the Sea Pines ARB, and the resort is working to respond to comments it received from the ARB. So, a November meeting would be a good time to check in with the resort.

8. **New Business** – Nothing to report

9. **Adjournment** – The formal portion of the meeting adjourned at 10:27 a.m. A Q&A followed.

Sea Pines POA
Balance Sheet
As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Morgan Stanley Cash/Cash	12,409.10
Morgan Stanley Investment	391,801.25
New High Yield	66,679.75
Operating Checking	-2,858.14
Total Checking/Savings	468,031.96
Total Current Assets	468,031.96
TOTAL ASSETS	**468,031.96**
LIABILITIES & EQUITY	
Equity	
30101 Unrealized Gain/Loss M. S	34,950.22
Community Fund	23,862.41
Legal Reserve	250,000.00
Operating Reserve	149,200.00
Current Year Earnings	10,019.33
Total Equity	468,031.96
TOTAL LIABILITIES & EQUITY	**468,031.96**

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

	Sept 26	Jan - Sep 26	Budget	$ Over Budget
Ordinary Income/Expense				
Income				
Revenue				
10100 Membership Dues	250.00	116,160.00	125,000.00	-8,840.00
10101 Bank Interest	71.17	974.17	1,125.00	-150.83
10102 Investment Income	-8,138.68	-4,181.51	18,000.00	-22,181.51
10103 License Plate	37.45	1,087.20	1,125.00	-37.80
Total Revenue	-7,780.06	114,039.86	145,250.00	-31,210.14
Total Income	-7,780.06	114,039.86	145,250.00	-31,210.14
Expense				
40100 Administrative Expense				
40101 Management Fees	2,000.00	18,000.00	18,000.00	0.00
40102 Legal Fees	4,187.50	8,996.10	3,750.02	5,246.08
40104 Telephone	101.36	922.55	900.00	22.55
40106 New Member Recruitment	0.00	0.00	375.02	-375.02
40107 Tax Services	0.00	450.00	375.02	74.98
40108 Independent Contractor	2,156.25	20,662.50	19,500.02	1,162.48
40109 Postage	0.00	284.87	1,499.99	-1,215.12
40110 Other Expenses	20.00	589.89	900.00	-310.11
40111 Meeting Location Rental	0.00	0.00	1,125.00	-1,125.00
40112 Merchant Fees	92.19	3,098.39	2,250.00	848.39
Total 40100 Administrative Expense	8,557.30	53,004.30	48,675.07	4,329.23
50100 Communication Services				
50101 Comm. Membership	0.00	50.00	7,500.01	-7,450.01
50102 Comm. Third Party	0.00	1,440.00	4,500.00	-3,060.00
50103 Comm. Annual Meeting	100.00	8,899.10	4,500.00	4,399.10
50104 Comm. Speaker Series	121.77	1,078.31	1,499.99	-421.68
50105 Comm. Website Marketing &	696.00	7,541.05	3,000.01	4,541.04
50106 Comm. Monthly Newsletter	0.00	0.00	375.02	-375.02
50107 Comm. Board Expense	0.00	1,704.93	900.00	804.93
50108 Comm. Projects	0.00	0.00	5,625.00	-5,625.00
50109 Comm Independent Contr	600.00	5,400.00	10,800.00	-5,400.00
50110 Holiday Event	0.00	0.00	7,500.01	-7,500.01
50111 Community Coffees	0.00	214.84	1,125.00	-910.16
Total 50100 Communication Services	1,517.77	26,328.23	47,325.04	-20,996.81
60100 Insurance				
60101 D & O Insurance	0.00	13,702.00	13,500.00	202.00
60102 Property & Liability Insu	0.00	10,986.00	10,500.00	486.00
Total 60100 Insurance	0.00	24,688.00	24,000.00	688.00
Total Expense	10,075.07	104,020.53	120,000.11	-15,979.58
Net Ordinary Income	-17,855.13	10,019.33	25,249.89	-15,230.56
Net Income	**-17,855.13**	**10,019.33**	**25,249.89**	**-15,230.56**

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

	% of Budget
Ordinary Income/Expense	
Income	
Revenue	
10100 Membership Dues	92.93%
10101 Bank Interest	86.59%
10102 Investment Income	-23.23%
10103 License Plate	96.64%
Total Revenue	78.51%
Total Income	78.51%
Expense	
40100 Administrative Expense	
40101 Management Fees	100.0%
40102 Legal Fees	239.9%
40104 Telephone	102.51%
40106 New Member Recruitment	0.0%
40107 Tax Services	119.99%
40108 Independent Contractor	105.96%
40109 Postage	18.99%
40110 Other Expenses	65.54%
40111 Meeting Location Rental	0.0%
40112 Merchant Fees	137.71%
Total 40100 Administrative Expense	108.89%
50100 Communication Services	
50101 Comm. Membership	0.67%
50102 Comm. Third Party	32.0%
50103 Comm. Annual Meeting	197.76%
50104 Comm. Speaker Series	71.89%
50105 Comm. Website Marketing &	251.37%
50106 Comm. Monthly Newsletter	0.0%
50107 Comm. Board Expense	189.44%
50108 Comm. Projects	0.0%
50109 Comm Independent Contr	50.0%
50110 Holiday Event	0.0%
50111 Community Coffees	19.1%
Total 50100 Communication Services	55.63%
60100 Insurance	
60101 D & O Insurance	101.5%
60102 Property & Liability Insu	104.63%
Total 60100 Insurance	102.87%
Total Expense	86.68%
Net Ordinary Income	39.68%
Net Income	**39.68%**