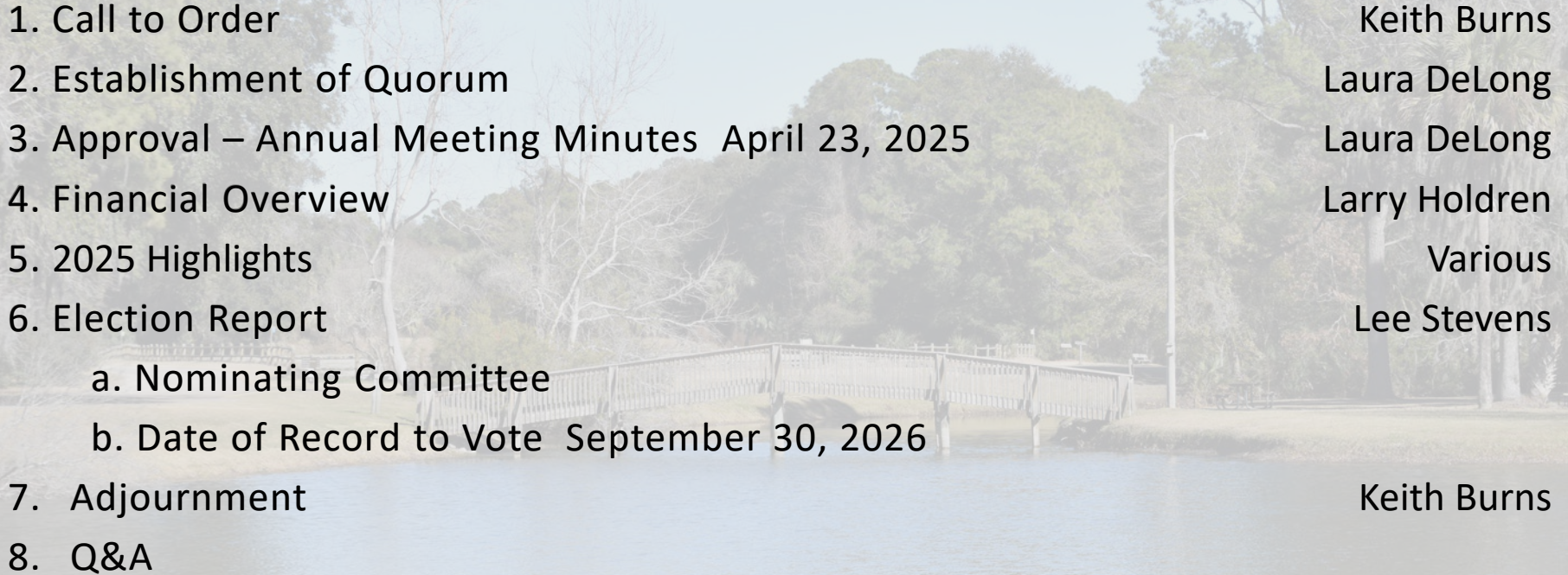


# ANNUAL 2026 MEETING



SEA PINES  
PROPERTY OWNERS  
ASSOCIATION

# ANNUAL MEETING AGENDA

- 
1. Call to Order Keith Burns
  2. Establishment of Quorum Laura DeLong
  3. Approval – Annual Meeting Minutes April 23, 2025 Laura DeLong
  4. Financial Overview Larry Holdren
  5. 2025 Highlights Various
  6. Election Report Lee Stevens
    - a. Nominating Committee
    - b. Date of Record to Vote September 30, 2026
  7. Adjournment Keith Burns
  8. Q&A

# 2025 SEA PINES POA BOARD MEMBERS

Keith Burns, President

Lee Stevens, Vice President

Laura DeLong, Secretary

Larry Holdren, Treasurer

Kerry de Vallette

Gary Glass

Ted Leavitt

Bernice Slutsky

Lori Wellinghoff



# 2026 SEA PINES POA BOARD MEMBERS

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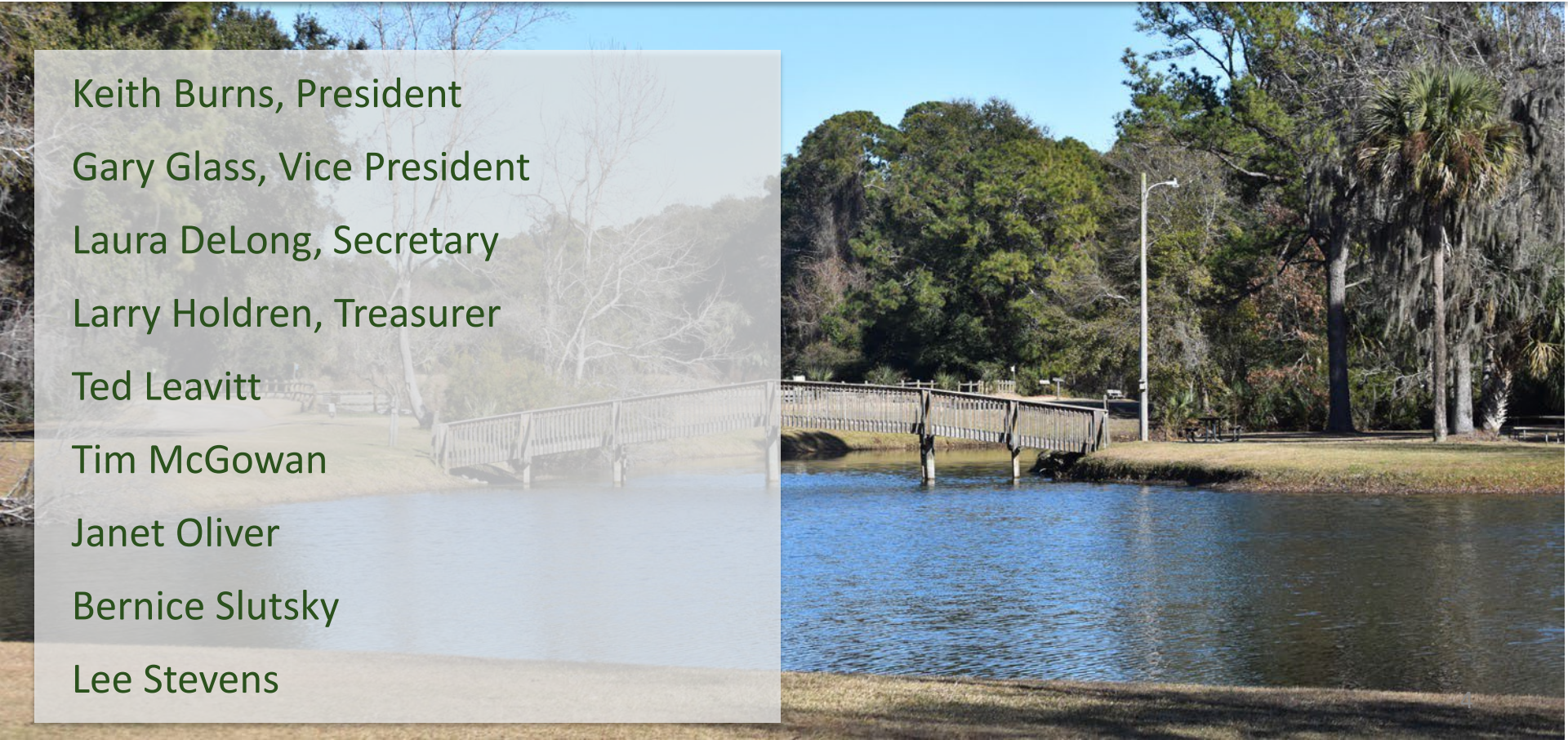
Ted Leavitt

Tim McGowan

Janet Oliver

Bernice Slutsky

Lee Stevens



# 2025 ANNUAL MEETING MINUTES

## Annual Meeting

**April 23, 2025**

An Annual Meeting of Sea Pines Property Owners Association was held on Wednesday, April 23, 2025 via Zoom and in person at the Sea Pines Plantation Club.

## Call to Order

Keith Burns called the meeting to order at 3:01 p.m., Eastern time.

## Establishment of Quorum

Laura DeLong, Secretary, announced that a quorum was established by proxy.

## Approval - Annual Meeting Minutes, April 24, 2024

Laura DeLong moved to ratify the approval of the April 24, 2024, Annual Meeting Minutes as presented. The motion was seconded and unanimously carried.

# 2025 ANNUAL MEETING MINUTES

## **Financial Report – Larry Holdren**

Larry reviewed the 2023 vs 2024 financial reports. Membership dues in 2024 were approximately \$146,000, compared to \$156,000 the year before. The difference is 200 fewer members in 2024. Total revenue in 2024 was \$163,500, which was down slightly from \$174,700 in 2023. Expenses totaled \$149,500 in 2024. When you factor in our assets, liabilities, and equity, we maintained a reserve amount of \$485,500. Moving into 2025, the Board set a target of \$165,000 for total revenue to cover all expenses and generate revenue over expenses of \$15,800.

# 2025 ANNUAL MEETING MINUTES

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

For the Sea Pines POA, 2024 was a year filled with change. The Board tackled the task of switching from a single-server, custom-built website to an integrated, cloud-based member management system. In making the change to this system, Member Leap, we eliminated almost all the membership list missteps that occurred with our old system. The new website allows a member to navigate more easily to find such things as survey results, board materials, and videos of our Third-Tuesday speakers, beginning in 2024.

In acting as our members' "eyes and ears," we began monitoring the activities of third parties for items of interest to our members. Once identified, these activities triggered an action step for us. Acting as the members' "voice," we organized surveys to collect your thoughts on the Town's short-term rental proposals and your views regarding electric landscaping equipment. A summary of these thoughts was shared with the Town and CSA as they deliberated these issues. We also prepared and distributed the first community survey since 2018 to see how satisfied members were with life in Sea Pines. Results of this community survey were shared with members in two Town Hall sessions, and a letter was sent to the CSA Board on January 2, 2025, summarizing the results as they pertained to perspectives on CSA.

With our back-office "reboot" completed, we have the time and bandwidth to turn our full attention to items that may impact the quality of life in Sea Pines for our members.

# 2025 ANNUAL MEETING MINUTES

## **Nominating Committee**

The following POA members comprise our Nominating Committee for 2025: Laura DeLong – Chair, Lee Stevens, Larry Holdren, and Alex Cruden.

## **Date of Record**

The date of record for voting for board candidates in the 2025 election will be September 30<sup>th</sup>, 2025.

## **Workgroup Reports**

### **Third-Party Monitoring Committee – Lee Stevens:**

The Sea Pines POA elevated this task to full committee status in order to allow our members to volunteer for this project. Committee members will volunteer or otherwise be assigned to monitor the activities of the Town of Hilton Head Council, Town Planning Committee and Town Strategic Planning Session for items being considered by the Town which might impact the residential property owners of Sea Pines. Other entities to be monitored include Beaufort County, CSA and the Resort.

# 2025 ANNUAL MEETING MINUTES

## **Membership – Larry Holdren reporting for Bernice Slutsky:**

The Sea Pines POA elevated this workstream to a permanent status in order to more easily allow for our members to volunteer for this task. This group develops various strategies to reach current members regarding membership renewal, new homeowners to our community to educate on who we are and the benefits of joining the POA and existing nonmember homeowners on why they should reconsider their decision not to join the POA. This group also oversees a new area for developing member social gatherings and community activities.

**Tower Beach Social – Lori Wellinghoff:** The last social was held on February 17<sup>th</sup>. Roughly 100 people attended. The next gathering is scheduled for Friday, May 2<sup>nd</sup>. There are no social events over the summer. They will start again in September. We will send reminders closer to those dates.

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

The most recent speaker was Sea Pines resident Domenico De Sole. He shared stories about his remarkable career in the high fashion industry as CEO and Chairman of Tom Ford International, CEO of Gucci, and Chairman of Sotheby's. If you were unable to attend and are a POA member, you can view Domenico's presentation on our website. The final speaker of this season is Marc Puntereri, who lives in Sea Pines and has been a real estate developer here and across the region for over 50 years. He will speak on Tuesday, May 20<sup>th</sup>.

# 2025 ANNUAL MEETING MINUTES

## **Benchmarking – Lori Wellinghoff:**

A new project is underway to better understand how the major gated communities on the Island compare to each other on various data points in the areas of amenities, operations, and governance.

**Community Survey Follow-up – Keith Burns:** The results of the Community Survey completed in October 2024 has launched some workstreams that were in response to the issues highlighted most often by our responding members. These workstreams are focused on improving information sharing from CSA and focus on community standards.

## **Adjournment**

The formal portion of the meeting adjourned at 3:48 p.m. A brief Q & A followed.

# 2025 FINANCIAL REPORT

<b>REVENUE</b>	<b>2025</b>	<b>2024</b>
Membership Dues	\$ 124,565	\$ 145,936
Investment Income	25,764	15,283
Other	<u>1,567</u>	<u>2,370</u>
	151,896	163,589
<b>EXPENSE</b>		
Management Fee	0	18,000
Accounting Services	27,999	15,270
Legal Fees	7,775	(2,924)
Bank Charges	3,437	3,262
Insurance	25,453	24,714
Website	10,424	9,862
Independent Contractors	32,867	13,400
Communication	28,519	40,026
Telephone	1,112	1,080
Tax Assessment	(20,780)	20,780
New Recruitment	2,483	1,519
Other	<u>1,712</u>	<u>4,586</u>
	121,001	149,575
<i>Revenue over Expenses</i>	<i>\$ 30,895</i>	<i>\$ 14,014</i>

# 2025 BALANCE SHEET

## ASSETS

### Bank

Cash	\$ 14,313
Investments	507,300
Other assets	100
<u>Total Assets</u>	<u>\$521,713</u>

## LIABILITIES & EQUITY

### Liabilities

Accounts payable	\$ 3,550
Deferred Revenue	63,700
<u>Total Liabilities</u>	<u>67,250</u>

### Unrestricted Equity:

Legal Reserve Fund	250,000
Operating Reserve Fund	149,200
Community Fund	54,757
Unrealized Gain/(Loss) Investments	506

<i>Total Liabilities &amp; Equity</i>	<u>\$521,713</u>
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# 2026 BUDGET

## Revenue

Membership Dues	\$125,000
Investment Income	25,500
Other	<u>1,500</u>
Total Revenue	152,000

## Expenses

Accounting Services	24,500
Legal Fees	5,000
Merchant Fees	3,000
Insurance	24,000
Website	10,000
Independent Contractors	40,400
Communication	32,700
Telephone	1,200
Tax Assessment	7,500
Member Recruitment	2,500
Other	1,200
Total Expenses	<u>152,000</u>

Revenue over Expenses \$0

# 2025 HIGHLIGHTS

- Third-Party Activities Monitoring committee
- Third Tuesday Speaker Series
- Community Standards committee
- HHI gated community benchmarking project
- Member engagement activities
- Legal and operating reserve policies

# NOMINATING COMMITTEE

Lee Stevens – Chair

Keith Burns

Linda Fiore

Tim McGowan

David Pardue



# VALUE TO MEMBERS

- Monitor covenant and other matters
- Engage members to understand what matters to you
- Represent your views to those entities impacting Sea Pines community
- Provide members with background and information on important topics
- Build community through social, educational and entertainment activities

# Q & A

For both in person attendees and Zoom participants

# THANK YOU



**SEA PINES  
PROPERTY OWNERS  
ASSOCIATION**

