



## Board of Directors Meeting February 25, 2026, 10 a.m.

1. Call to Order Burns
2. Establish a Quorum DeLong
3. Ratify Approval:
  - a. Board of Directors Meeting Minutes January 28, 2026 DeLong
4. Financial Report Holdren
5. Sea Pines POA Work Group Reports:
  - a. Third-Party Activities Monitoring Committee Stevens
  - b. Community Standards Committee Glass
  - c. Third-Tuesday Speaker Series Burns
  - d. Membership Renewal Update Slutsky
  - e. Tower Beach Social Reschedule Burns
  - f. Sea Pines Fall Flea Market DeLong
  - g. Community Fund Project(s) Burns
  - h. Newsletter and Member Communication Thoughts Oliver
6. Presidents Report Burns
7. Unfinished Business
8. New Business
  - a. Annual Meeting Date Set for April 22, 2026 Burns
  - b. Record Date of March 19, 2026, for Attendance and Voting at Annual Meeting
9. Adjournment

Q & A Session – Questions from the Community

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## **Board of Directors Meeting Wednesday, January 28, 2026**

A regular meeting of the Sea Pines POA was held on Wednesday, January 28, 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, Janet Oliver, Bernice Slutsky, and Lee Stevens.

### **3. Ratify Approval – Board Meeting Minutes, November 19, 2025**

*Laura DeLong made a motion to ratify and accept the November 19, 2025, Board of Directors Meeting Minutes as presented. Bernice Slutsky seconded, and the minutes were unanimously approved.*

### **4. Approve Board Appointment – Keith Burns**

Keith moved to appoint Janet Oliver to fill the remaining two years of Lori Wellinghoff's term. Lori resigned from the board at the beginning of the year when she was elected to the CSA board. Lee Stevens seconded, and the appointment was unanimously approved.

### **5. Approve Board Officers for 2026 – Keith Burns**

After discussion by the Board at the January workshop, the following slate of officers are proposed: Keith Burns, President; Gary Glass, Vice President; Laura DeLong, Secretary; Larry Holdren, Treasurer. Keith made a motion to approve the slate of officers as presented; it was seconded by Ted Leavitt and was unanimously approved.

### **6. Approve Resolution on the Advisory Board Members – Keith Burns**

Keith read the following resolution. "Resolve that the Association of Sea Pines Plantation Property Owners, (D/B/A as Sea Pines POA), board acknowledges and affirms that its nine-member board is designated as the nine members of the Advisory Board as that term is referenced within the 1974 Covenants of Sea Pines." He moved the resolution, which was seconded by Laura DeLong, and passed unanimously.

### **7. Financial Report – Larry Holdren**

Larry opened with a review of the 2025 Year-End Statement. Sea Pines POA realized a total revenue of \$151,900 and expenses of \$121,000, leaving a net income of almost \$31,000. A large part of the income was due to an IRS refund of \$20,522. He noted that the 2025 budget was based on a target of 3,000 members and we only had 2,500. This information helped establish the 2026 budget. The 2026

total revenue is projected to be approximately \$152,000, based on 2,500 members. Expenses are expected to equal our income, which leaves us with a balanced budget.

Keith mentioned that historically, the POA Board would budget for a year-end surplus of approximately \$10,000. This year, the board made a conscious decision to budget for a zero or break-even situation. Larry made a motion to adopt the 2026 budget as presented. Gary Glass seconded the motion, and it passed unanimously.

## **8. 2026 Workgroup Reports**

**a. Community Standards – Gary Glass:** The committee held five meetings over the past two months. The most recent one was a presentation to the Sea Pines POA Presidents group in mid-January. There were two meetings with CSA's new Vice President/COO, Shawn Colin, to explore ways to address common issues of concern. Meeting minutes and supporting documents have been posted to [www.seapinespoa.com](http://www.seapinespoa.com). The committee has focused on getting organized and identifying initial priorities. Communication, education, awareness, and understanding are key components. With that in mind, the committee sent a survey to Sea Pines POA members in January. The results will be analyzed and compiled, then shared with members on February 25th and 26th in Town Hall meetings at the Sea Pines Community Center.

**b. Third-Party Monitoring Committee – Lee Stevens:** As of January 1st, the Town of Hilton Head Island will enforce the 2021 International Swimming Pool and Spa Code (ISPSC). All plans submitted after January 1st must include fencing. Council passed a new Short-Term Rental ordinance late last year. All STR permits are extended until April 30th, 2026. For those living in a legal POA, the ordinance requires a letter from your POA stating the owner is permitted to rent on a short-term basis. Speaking of new town rules, Keith said as of May 1, short-term rental buildings with more than 3,600 square feet will need to meet the fire safety requirements, which includes having a fire monitoring system.

**c. Member Engagement Plans – Keith Burns:** Starting in the fourth quarter of last year, the Board developed a concept of ongoing and consistent member engagement. The first event of 2026 was a Community Coffee on January 15th. We were pleased to have CSA CEO Sam Bennett join us for a developmental history of Sea Pines. After the presentation, Keith and Sam conducted a 45-minute Q & A session that covered a wide variety of topics. The next event is our Tower Beach Social on February 11th. A Town Hall meeting has been scheduled for March 12th on the topic of community standards. More information will be available closer to the events.

**d. Membership Committee – Bernice Slutsky:** The membership renewal campaign is underway. To date, we have 1,969 renewed members with a goal of 2,500. The initial push was renewals, but we are also planning to connect with prospective members during the first quarter of the year. We will use social media and word-of mouth to connect with this target audience. Bernice asked members to "pass the word" to friends and neighbors who are not members and let us know about neighborhood POA events where we could get to know other Sea Pines residents.

**e. Community Fund – Keith Burns:** The POA has approximately \$55,000 currently earmarked for this fund. The Board has begun exploring ways to use this money to improve the quality of life in Sea Pines. Members are encouraged to submit their ideas for a community project in writing to [info@seapinespoa.com](mailto:info@seapinespoa.com). Keith said the POA may do an online survey regarding identified potential projects to gain insight as to member preferences for a 2026 project(s).

## **9. President's Report – Keith Burns:**

Keith thanked Lori Wellinghoff for her four years of Board service and highlighted some of her key

accomplishments, including: Electric Landscaping Equipment Discussions, the Benchmarking Study, newsletter publisher, and the Third-Tuesday Speakers Series.

The nominating committee will be appointed at April's annual meeting. Historically, the committee is made up of three board members who are not up for reelection and a member at large. This year, we want to continue having non-board members on the committee.

Steve Birdwell's 01.26.26 presentation laid out 2026 plans for Sea Pines, which included mention of potentially additional villas being constructed by the Resort. It is early in the process; there are no architectural plans, just concepts at this time. The POA will monitor this closely and keep our members informed.

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

**11. Adjournment** – The formal portion of the meeting adjourned at 10:53 a.m. A Q & A followed.