



Board of Directors Meeting

May 21, 2025, 10 a.m.

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| 1. Call to Order | Burns |
| 2. Establish a Quorum | DeLong |
| 3. Ratify Approval: | |
| a. Board of Directors Meeting Minutes March 26, 2025 | DeLong |
| 4. Financial Report | Holdren |
| 5. Sea Pines POA Work Group Reports: | |
| a. Third Party Activities Monitoring Committee Update | Stevens |
| b. Community Standards Committee Action | Glass |
| c. Member Engagement Strategy Outline | Burns |
| d. Nominating Committee Update | DeLong |
| e. Tower Beach Social | Wellinghoff |
| f. FY 24-25 Third Tuesday Speaker Series Reflections | Wellinghoff |
| g. Class B DU Inventory Project Update | Burns |
| 6. President's Report | Burns |
| 7. Unfinished Business | |
| 8. New Business | |
| 9. Adjournment | |

Q&A Session – Questions from the Community



Sea Pines Property Owners Association (POA)
Community Standards Committee
Charter 2025

Purpose:

With the authority of the POA board, a Community Standards Committee (Committee) is being established, especially since one no longer exists within the Sea Pines Community Services.

Associates (CSA). The Committee will engage with, and receive input from, residential property owner members regarding the Sea Pines Community Standards Rules and Regulations (community standards) and their enforcement. The Committee will work to improve those standards and CSA's communications and enforcement of them by communicating directly with CSA. The primary goal of the Committee is to preserve and enhance the aesthetic appearance, quality of life, and property values of the community.

Responsibilities:

- Represent the interests of residential property owner members regarding community standards and their enforcement.
- Provide an open forum for residential property owner members to provide input, offer suggestions, and share concerns regarding community standards issues.
- Hold regular meetings and presentations for residential property owner members to discuss important issues, suggestions, and concerns regarding community standards. CSA board members and staff are invited and encouraged to attend, participate, and share information.
- Request and review information and data from CSA regarding CSA's projects, contemplated or potential revisions, and enforcement of community standards. Offer input and suggestions to CSA to improve outcomes on these matters.
- Collaborate with CSA board and staff, to the extent CSA is willing, on community standards issues to improve CSA's communications with residential property owner members on these matters.

- Share relevant and major concerns of residential property owners with CSA board and staff to encourage responsive action by CSA to address those concerns.
- Where appropriate, recommend to CSA's board and staff certain changes to community standards and related processes and enforcement.
- Communicate regularly with residential property owner members (through Committee minutes, newsletters, and meetings) about important community standards issues.

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Committee Membership:

- Sea Pines POA Board Member—Chair.
- Chair or Co-chairs of the Sea Pines property owner presidents' group.
- Up to eight additional Sea Pines POA members (which can include other Sea Pines board members) with community involvement and experience who represent different neighborhoods within Sea Pines.
- CSA Representation: The following CSA representatives have a standing invitation to join the Committee should they so desire: two CSA board members who are Sea Pines POA members and Sam Bennett, CSA's President and Chief Executive Officer or his designee from CSA's Community Standards Department.
- Ex-Officio—Sea Pines POA Board Chair.

The Committee Does Not:

- Take any action other than to make recommendations to the Committee Chair for consideration by the Sea Pines POA Board.

Laura DeLong Secretary, Sea Pines POA Board



Board of Directors Meeting Wednesday, March 26, 2025

A regular meeting of the Sea Pines POA was held on Wednesday, March 26, 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, Gary Glass, Lee Stevens, Lori Wellinghoff, Laura DeLong, Larry Holdren, Bernice Slutsky, Ted Leavitt.

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

Laura DeLong moved to ratify the approval of February 26, 2025, Board of Directors Meeting Minutes as presented. The motion was seconded by Lee Stevens and unanimously carried.

4. Financial Report – Larry Holdren

Larry Holdren reported on the financial health of the POA through the end of February 2025. Last month, the organization had an income of almost \$17,000 with roughly \$21,000 in expenses, leaving with a loss of approximately \$4,000. One of the biggest expenses for the month was the property and liability insurance at \$10,000. Keith pointed out that the annual budget has an excess of revenue over expense of \$15,800, so we are in good shape. Financials will be reviewed on a monthly basis, rather than quarterly as we have done in the past.

5. 2025 Workgroup Reports

a. **Third-Party Monitoring Committee – Lee Stevens:** The workgroup charter has been approved. Two people are currently monitoring CSA meetings. To be considered to serve on the committee, send an email to info@seapinespoa.com Keith said the short-term rental agreement that is going through the review process is hottest issue at the moment. Occupancy rates,

number of cars permitted in the driveway, and fire suppression for units over 3,500 sq/ft are just a few of the issues drawing attention. Town Council will vote on this in the coming months, so now is the time to brush up on this and speak up.

b. Membership – Benice Slutsky: We are in the last stages of our membership drive, and we have run into a couple of issues: people have transitioned into a new email address without telling us, and Autopay did not migrate over to the new website platform. These two issues have hampered our efforts to renew members.

Currently, we are at 2,800 members. The membership committee could benefit from a few volunteers. If interested, please contact us.

c. Community Survey Results – Keith Burns: The survey was conducted last fall, followed by two Town Hall Meetings. On January 2nd we sent a letter to all CSA board members which highlighted the responses that pertained to the CSA.

Gary Glass and Keith Burns recently met with the CSA CEO to discuss the results of the survey that pertained to CSA. It was a productive meeting. We will continue to monitor developments and report back to members.

d. Annual Meeting – Larry Holdren: Larry and Chris Allen met with the resort's events manager and their a/v tech to discuss the scope of work associated with the meeting. The meeting is from 3-4 pm on April 23rd, followed immediately by a Social from 4-5 pm. Keith stressed the importance of submitting a proxy for the purpose of reaching a quorum.

e. Third-Tuesday Speaker Series – Lori Wellinghoff: Catherine Wannamaker, Senior Attorney/Southern Environmental Law Center was the featured speaker on March 18th. Domenico De Sole's presentation – originally slated for January – was scheduled for Monday, April 7th . May 20th we will be hearing from Marc Puntereri, Managing Member of the Cypress. Marc will look back over his 50 years of developing HHI and share his thoughts on the next 50 years. There are no speakers over the summer months.

f. Tower Beach Social – Lori Wellinghoff: The next gathering is scheduled for Friday, May 2nd from 4-6 pm.

Keep an eye out for the event registration email.

6. **President's Report – Keith Burns**

An item of interest is the 1974 covenant clause that limits Class B Dwelling Units to 2,100 in total. The issue will be monitored, and we will follow up with members at a later date.

One of the migration issues with MemberLeap was the transfer of the members list, particularly a clean list of email addresses. This has had an adverse effect on the renewal campaign; members in good standing received renewal emails long after they had renewed. Keith apologized for the miscommunication and the Membership Committee is working to correct the problem.

Lori Wellinghoff is working on a benchmarking study, and she could use some help in identifying board members from other gated communities on the island. If you know of someone who sits on a POA board, please let us know.

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

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

9. **Adjournment** – The formal portion of the meeting adjourned at 10:38 a.m. A brief Q & A followed.