



**Board of Directors Meeting  
May 27, 2026, 10 a.m.**

- |   |         |
|---|---------|
| 1. Call to Order                                      | Burns   |
| 2. Establish a Quorum                                 | DeLong  |
| 3. Ratify Approval:                                   |         |
| a. Board of Directors Meeting Minutes March 25, 2026  | DeLong  |
| 4. Financial Report                                   | Holdren |
| 5. Sea Pines POA Work Group Reports:                  |         |
| a. Third Party Activities Monitoring Committee Update | Stevens |
| b. Community Standards Committee Update               | Oliver  |
| c. Nominating Committee Update and Timing             | Stevens |
| d. Tower Beach Social Feedback                        | Holdren |
| e. Sea Pines Resort Plans Discussion                  | Burns   |
| f. Community Flea Market Update                       | DeLong  |
| g. Community Fund Update                              | Burns   |
| 6. President's Report                                 | Burns   |
| 7. Unfinished Business                                |         |
| 8. New Business                                       |         |
| 9. Adjournment  |         |

Q&A Session – Questions from the Community

**Sea Pines POA**  
**Profit & Loss Budget vs. Actual**  
**April 2026**

	Apr 26	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Revenue</b>				
10100 Membership Dues	3,000.00	0.00	3,000.00	100.0%
10101 Bank Interest	122.17	125.00	-2.83	97.7%
10102 Investment Income	3,436.39	2,000.00	1,436.39	171.8%
10103 License Plate	334.90	125.00	209.90	267.9%
<b>Total Revenue</b>	<u>6,893.46</u>	<u>2,250.00</u>	<u>4,643.46</u>	<u>306.4%</u>
<b>Total Income</b>	6,893.46	2,250.00	4,643.46	306.4%
<b>Expense</b>				
<b>40100 Administrative Expense</b>				
40101 Management Fees	2,000.00	2,000.00	0.00	100.0%
40102 Legal Fees	0.00	416.66	-416.66	0.0%
40104 Telephone	101.35	100.00	1.35	101.4%
40106 New Member Recruitment	0.00	41.66	-41.66	0.0%
40107 Tax Services	0.00	41.66	-41.66	0.0%
40108 Independent Contractor	2,831.25	2,166.66	664.59	130.7%
40109 Postage	0.00	166.67	-166.67	0.0%
40110 Other Expenses	200.09	100.00	100.09	200.1%
40111 Meeting Location Rental	0.00	125.00	-125.00	0.0%
40112 Merchant Fees	185.07	250.00	-64.93	74.0%
<b>Total 40100 Administrative Expense</b>	<u>5,317.76</u>	<u>5,408.31</u>	<u>-90.55</u>	<u>98.3%</u>
<b>50100 Communication Services</b>				
50101 Comm. Membership	0.00	833.33	-833.33	0.0%
50102 Comm. Third Party	0.00	500.00	-500.00	0.0%
50103 Comm. Annual Meeting	6,889.86	500.00	6,389.86	1,378.0%
50104 Comm. Speaker Series	0.00	166.67	-166.67	0.0%
50105 Comm. Website Marketing &	513.48	333.33	180.15	154.0%
50106 Comm. Monthly Newsletter	0.00	41.66	-41.66	0.0%
50107 Comm. Board Expense	385.54	100.00	285.54	385.5%
50108 Comm. Projects	0.00	625.00	-625.00	0.0%
50109 Comm Independent Contr	600.00	1,200.00	-600.00	50.0%
50110 Holiday Event	0.00	833.33	-833.33	0.0%
50111 Community Coffees	0.00	125.00	-125.00	0.0%
<b>Total 50100 Communication Services</b>	<u>8,388.88</u>	<u>5,258.32</u>	<u>3,130.56</u>	<u>159.5%</u>
<b>60100 Insurance</b>				
60101 D & O Insurance	0.00	0.00	0.00	0.0%
60102 Property & Liability Insu	0.00	0.00	0.00	0.0%
<b>Total 60100 Insurance</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Total Expense</b>	<u>13,706.64</u>	<u>10,666.63</u>	<u>3,040.01</u>	<u>128.5%</u>
<b>Net Ordinary Income</b>	<u>-6,813.18</u>	<u>-8,416.63</u>	<u>1,603.45</u>	<u>80.9%</u>
<b>Net Income</b>	<u><b>-6,813.18</b></u>	<u><b>-8,416.63</b></u>	<u><b>1,603.45</b></u>	<u><b>80.9%</b></u>

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

	<u>Apr 26</u>	<u>Jan - Apr 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Total Yearly Budget</u>
Ordinary Income/Expense						
Income						
Revenue						
10100 Membership Dues	3,000.00	114,660.00	125,000.00	-10,340.00	91.73%	125,000.00
10101 Bank Interest	122.17	490.18	500.00	-9.82	98.04%	1,500.00
10102 Investment Income	3,436.39	2,646.64	8,000.00	-5,353.36	33.08%	24,000.00
10103 License Plate	334.90	624.80	500.00	124.80	124.96%	1,500.00
Total Revenue	6,893.46	118,421.62	134,000.00	-15,578.38	88.37%	152,000.00
Total Income	6,893.46	118,421.62	134,000.00	-15,578.38	88.37%	152,000.00
Expense						
40100 Administrative Expense						
40101 Management Fees	2,000.00	8,000.00	8,000.00	0.00	100.0%	24,000.00
40102 Legal Fees	0.00	48.60	1,666.72	-1,618.12	2.92%	5,000.00
40104 Telephone	101.35	415.95	400.00	15.95	103.99%	1,200.00
40106 New Member Recruitment	0.00	0.00	166.72	-166.72	0.0%	500
40107 Tax Services	0.00	0.00	166.72	-166.72	0.0%	500
40108 Independent Contractor	2,831.25	14,100.00	8,666.72	5,433.28	162.69%	26,000.00
40109 Postage	0.00	255.41	666.64	-411.23	38.31%	2,000.00
40110 Other Expenses	200.09	489.89	400.00	89.89	122.47%	1,200.00
40111 Meeting Location Rental	0.00	0.00	500.00	-500.00	0.0%	1,500.00
40112 Merchant Fees	185.07	2,616.94	1,000.00	1,616.94	261.69%	3,000.00
Total 40100 Administrative Expense	5,317.76	25,926.79	21,633.52	4,293.27	119.85%	64,900.00
50100 Communication Services						
50101 Comm. Membership	0.00	50.00	3,333.36	-3,283.36	1.5%	10,000.00
50102 Comm. Third Party	0.00	1,440.00	2,000.00	-560.00	72.0%	6,000.00
50103 Comm. Annual Meeting	6,889.86	7,024.78	2,000.00	5,024.78	351.24%	6,000.00
50104 Comm. Speaker Series	0.00	875.96	666.64	209.32	131.4%	2,000.00
50105 Comm. Website Marketing	513.48	1,572.55	1,333.36	239.19	117.94%	4,000.00
50106 Comm. Monthly Newsletter	0.00	0.00	166.72	-166.72	0.0%	500
50107 Comm. Board Expense	385.54	1,704.93	400.00	1,304.93	426.23%	1,200.00
50108 Comm. Projects	0.00	0.00	2,500.00	-2,500.00	0.0%	7,500.00
50109 Comm Independent Contr	600.00	2,400.00	4,800.00	-2,400.00	50.0%	14,400.00
50110 Holiday Event	0.00	0.00	3,333.36	-3,333.36	0.0%	10,000.00
50111 Community Coffees	0.00	0.00	500.00	-500.00	0.0%	1,500.00
Total 50100 Communication Services	8,388.88	15,068.22	21,033.44	-5,965.22	71.64%	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	0.00	10,986.00	10,500.00	486.00	104.63%	10,500.00
Total 60100 Insurance	0.00	10,986.00	24,000.00	-13,014.00	45.78%	24,000.00
Total Expense	13,706.64	51,981.01	66,666.96	-14,685.95	77.97%	152,000.00
Net Ordinary Income	-6,813.18	66,440.61	67,333.04	-892.43	98.68%	0
Net Income	-6,813.18	66,440.61	67,333.04	-892.43	98.68%	0

Sea Pines POA  
**Balance Sheet**  
As of April 30, 2026

Apr 30, 26

ASSETS

Current Assets

Checking/Savings

Authorized.net e-check	37.22
Morgan Stanley Cash/Cash	10,334.60
Morgan Stanley Investment	400,703.90
New High Yield	105,397.76
Operating Checking	7,929.76

**Total Checking/Savings** 524,403.24

**Accounts Receivable** 0.00

**Total Current Assets** 524,403.24

**TOTAL ASSETS** 524,403.24

LIABILITIES & EQUITY

Equity

30101 Unrealized Gain/Loss M. &	34,950.22
Community Fund	23,862.41
Legal Reserve	250,000.00
Operating Reserve	149,200.00
Current Year Earnings	66,390.61

**Total Equity** 524,403.24

**TOTAL LIABILITIES & EQUITY** 524,403.24