

**Sea Pines Property Owners Association
Community Standards Committee Meeting
December 15, 2025**

The Community Standards Committee of the Sea Pines POA Board of Directors met December 15, 2025, at the Sea Pines Community Center and via Zoom.

Committee Members Present

Alex Cruden, Chairman Gary Glass, Kerry de Vallette, Tim McGowan, Janet Oliver, Jean Slutsky, Jay Sudowski, and Ron Thomas

Committee Members Absent

Jim Austin, Jim Collier, and Chuck Kotler

Also Present, by Invitation

Shawn Colin, CSA chief operating officer

Call to Order and Introductions

The meeting was called to order by Glass shortly after 10 a.m. (Eastern), and the Committee unanimously approved the minutes of its Nov. 4 and Dec 9 meetings. Colin outlined his new role in CSA, which includes oversight of Sea Pines Community Standards. He and each Committee member present briefly described their own backgrounds.

Discussion

At the request of Glass, Colin talked about his initial impressions and goals regarding CS. He said the standards continue to evolve as a living document. Regarding enforcement, he said that during 2023-2025, a total of 2,300 residential properties (out of Sea Pines' total of 5,800) had received at least one notice of a CS deficiency, and only 578 of those required more than the initial notice to come into compliance. Typically only 6 to 10 properties are persistent major offenders, he said.

Colin said that beginning around Dec. 1, at his request, the CSA CS officers' standard procedure now is to deliver a first notice personally, rather than through a formal letter. Follow-up, if necessary, can arrive in writing. He added that there is now more emphasis on helping homeowners understand the CS rules and regulations, particularly given ownership turnover.

Committee Priorities

Committee members brought up the four topical areas that have been the Committee's initial CS areas of focus, noting ways in which Committee goals dovetail with Colin's CSA actions as well as additional concerns, questions, and paths for improvement. Discussion continued about the four — enforcement, data from CSA, short-term rentals and noise at night — and ways in which the Committee and CSA might help each other.

Next Meeting

The Committee's next meeting is scheduled for Jan. 13, 2026. Since its formation in September 2025, the Committee held four meetings during the year.

Adjournment

Without any further unfinished or new business being brought up, and without objection, Glass adjourned the meeting at about 11:50 a.m.

Respectfully submitted,

Gary Glass, Committee chair and a member of the Sea Pines POA Board of Directors