

**Sea Pines Property Owners Association
Community Standards Committee Meeting**

November 4, 2025

The Community Standards Committee of the Sea Pines POA Board of Directors met November 4, 2025, at the residence of Gary Glass in person and via Zoom.

Committee Members Present

Jim Austin, Alex Cruden, Chairman Gary Glass, Kerry de Vallette, Chuck Kotler, Janet Oliver, Jean Slutsky, Jay Sudowski and Ron Thomas

Committee Members Absent

Jim Collier and Tim McGowan

(There were no other attendees)

Call to Order, Opening Business

The meeting was called to order by Glass shortly after 10 a.m. (Eastern) and, by consensus, the minutes of the Committee's October 1, 2025, meeting were approved.

Report on CSA Meeting

Glass described an Oct. 28 meeting that he initiated with CSA leadership to discuss the purpose of the POA's new Community Standards Committee and to answer any questions. At that session were CSA CEO Sam Bennett, Board Chairman David Ellis and new COO Shawn Colin. Representing the Committee were Glass and Cruden. CSA representatives had no questions about the Committee's charter.

At the session, Glass said he emphasized that the Committee wants to work with CSA on community standards topics and issues, doing so in a manner that builds two-way trust, understanding and cooperation. He suggested, among other things, that CSA provide more community standards data details on its website dashboard and otherwise keep Sea Pines homeowners well-informed on community standards issues. He informed the CSA representatives that the Committee and POA intend to will proceed with POA member outreach (likely a survey and listening sessions with POA members) and education regarding community standards. To that end, he noted that he wanted CSA to participate in Q&A and education sessions with the POA's members this spring which the Committee would help facilitate.

Glass and Cruden said the CSA leaders seemed receptive and understanding, without making specific commitments. Bennett said community standards will be part of Colin's responsibilities, and Colin said he would like to attend a committee meeting soon, probably in December.

Discussion

With participation by all present, Committee members discussed their interest in learning more about how CSA deals with certain community standards particulars, including:

- How the system/operation works in actual practice
- How awareness of possible violations originates
- Rules interpretation and variances
- Trends in reported violations
- Enforcement consistency and outcomes
- Jurisdiction and enforcement overlap between the community standards and security departments
- Issues related directly to short-term rentals, including delivery of violation notices to owners/property managers
- Community standards inclusion – or not – of villas, regimes, commercial and other Sea Pines properties in addition to individual homes
- Communication regarding all of the above.

Oliver raised a central, cumulative question: How does CSA evaluate and measure its degree of success regarding the upholding of community standards?

Action Items

Following an extended discussion about issue prioritization, Glass requested that Committee members prepare subject-matter briefing (a page or more each) with questions, concerns and suggestions on the following issues that the Committee decided to prioritize in the near term:

- Enforcement – Cruden and Thomas
- More data from CSA, including on the dashboard – Slutsky and McGowan
- Short-term rentals – Sudowski, de Vallette and Oliver
- Noise at night – Austin, Collier and Kotler

Next Meeting

Discussion indicated the Committee's next meeting would probably be on Dec. 9 or 17.

Adjournment

Without any further unfinished or new business being brought up, and without objection, Glass adjourned the meeting at 12:10 p.m.

Respectfully submitted,

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