

In preparation for the upcoming Board of Director elections for CSA and ASPPPO, the Nominating Committees of each of these Boards asked Sea Pines Property Owners for candidate questions in advance.

61 questions were submitted to the Nominating Committees of CSA and ASPPPO to be asked of the board candidates. Questions were grouped into six categories, Personal, General, Finance/Revenue, Gate, Governance and Referendum. Please note that only the questions from the community are included to be asked of the candidates. Opinions, statements, dissertations or preambles or other comments included by a property owner were removed so that the candidate could address the question. Some statements had to be modified to appear in the form of a question.

Each candidate received the same list of questions and was able to provide their summary related to each of the six categories.

Category #1- Personal

1. Do you own, conduct, or act as an agent for any commercial business interest within Sea Pines, e.g., own or rent commercial or residential property, operate a retail or resort-related business, perform professional services, market or sell real estate, etc.?
2. Please include if candidate has served on CSA or ASPPPO boards and/or committees in the past and how long did they serve.
3. How long have you been a property owner?
4. Do you also have any business interests/ownership/partnerships in Sea Pines? If yes, please explain.
5. As a community with commercial, resort and residential owner interests, how do you intend to exclusively represent your constituents without undue influence from other potentially competing interests/stakeholders?
6. Have you paid the special assessment that CSA levied to cover clean-up costs from Hurricane Matthew?
7. Have you as a candidate sought the endorsement of the "Alliance For Sea Pines Future"? If so, why?
8. Why did you choose to purchase and live in a community that features a resort component, commercial entities, and vacation rental as opposed to a private community?
9. What do you think makes you uniquely qualified to hold the office you are running for?

Category #2- General

1. What would you do to identify the funding needed to maintain Lawton Stables in Sea Pines?
2. Would you like to see Sea Pines be more or less accessible to the public?
3. Would you like to see Sea Pines be more or less commercially developed?
4. Should Sea Pines Plantation revert to its "no parking on streets" policy which existed from its founding until 2010? Why?
5. What steps do you think are appropriate to address over-crowding from day visitors and large rental houses? What role do you think the Architectural Review Board (ARB) should have in

addressing concerns about overly large houses with excessive short term renters? What changes, if any, would you propose to the ARB structure and rules to ensure appropriate policies are in place and enforced?

6. As we move forward in improving Sea Pines for future generations, what do you believe we should do with the communities open and natural spaces, including Lawton Stables, Heritage Farm and the Forest Preserve?
7. What options do you see for competing interests - those who want more Resort amenities versus those who want to preserve our natural habitats?
8. Describe the role of ASPPPO and the ARB in preserving Charles Fraser's vision and moving it into the 21st Century. Address issues such as the environment, Storm Water Drainage, low-impact practices, neighbor notifications and ARB oversight.
9. What are your thoughts regarding how to better communicate, educate, and update constituents on the pressing issues of the community?

Category #3- Finance/ Revenue

1. Specifically, how do you propose we, as a community, replace the \$1 million contribution that the Sea Pines Resort offered to CSA as part of the referendum? Please provide specifics in terms of assessments, fee, or other plans.
2. Do you support any increase in the residential property assessments? If so, what alternatives would you favor and what amount of increase should be sought? If not, what spending priorities would you curtail or eliminate to balance the CSA budget?
3. Does CSA need more money? Please explain the basis for your answer. If more funds are needed, how should they be raised?
4. Should CSA specify a uniform means of computing the 1% of "adjusted Resort revenues" (e.g., the HHI business license tax figure, state sales tax) and audit such computations?
5. What is your position on the real estate transfer tax?
6. Does CSA have a strategic financial plan? Does CSA have a current reserve study and current capital expenditure projections? And, if so, have the conclusions of such studies/projections been shared with RPOs? Would not any stand-alone discussion of a real estate transfer fee be premature without the RPOs being fully informed about the content of the questions posed above?
7. When comparing financial support of CSA and the Sea Pines community from residential property owners and from the resort/commercial owners, some residential property owners see an inequity. Do you agree or disagree with this and why? If you agree, what level of financial support would be more balanced and how would you propose reaching that balance? If you disagree, how would you go about helping other residential property owners to recognize the balance that you see?

Category #4-Gate

1. Please provide your #1 idea for alleviating traffic at the Sea Pines Gate. Explain why this is the best idea for traffic mitigation.
2. Would you support or oppose increasing the gate fee?
3. What is your position on raising the gate fee?
4. Should the gate fee be raised? How much? When? How?

5. What is your position on Sea Pines Resort not paying the current gate fee for non-owned properties they manage?
6. Do you think the numerous timeshares inside Sea Pines should be paying the stated gate fees for non-owner guest?
7. What is your opinion on increasing the gate fee and how would you work with other interested parties to make it happen? What other issues related to the gate can and should be addressed to improve the gate experience for property owners and resort guests?
8. Do you support raising the Gate Fee? How do you propose to accomplish this task?

Category #5- Governance

1. How do you see the primary Governance Authority for Sea Pines?
2. What is or should be the role of ASPPPO and CSA in the governing structure of Sea Pines?
3. Do you support the release of Residential Property Owner email addresses to a Residential Property Owner member who requests this information for non- commercial purposes. If not, why not?
4. Would you support a project for updating/re-writing the Covenants?
5. Please explain what you believe to be the appropriate role of both boards and what, if any, changes should be made to ensure property owners' rights are protected?
6. Do you believe it is in property owners' best interests to allow property owner representatives to simultaneously serve on both boards? Why or why not?
7. What actions should ASPPPO take to support residential property owners?
8. Should ASPPPO Board members be prohibited from serving on the CSA board? Why?
9. If elected to ASPPPO, what specific legal strategies, if any, would you support and seek to implement to alter the balance of power between the residential property owners and commercial interests?
10. Should ASPPPO establish its own website?
11. Should ASPPPO establish a policy for sharing its members email addresses in digital form to allow members to communicate directly with each other on ASPPPO matters?
12. Describe the role of ASPPPO in serving both resident and non-resident constituencies and the tools and tactics you would implement to deliver the services that would make homeowners say, "This is the best \$35 I've ever spent".

Category #6- Referendum

1. Did you oppose or support the proposed referendum? Why?
2. What is your position on the Resort proposal to eliminate the Harbour Town pool and tennis courts?
3. What is your position on the Resort's interpretation of the ROFR - they can designate any property, for any reason, for as long as they want with no checks and balances.
4. Do you consider a \$1,000,000 contribution to a trust that the Resort controls with ASPPPO approval compensation to ASPPPO for the additional Inn rooms?
5. Do you consider the Referendum term for "forgiveness on unpaid CSA fees by the Resort" an admission of knowingly not paying and an acceptable agreement by ASPPPO?
6. What is your position on the Resort's ability to veto Participating Property Owner referendums? Why?

7. What is your position on the Resort's right of first refusal (ROFR) encumbering your property? Why?
8. Should ASPPPO defend the owners of Fairway One Villas from Sea Pines Resorts further exercise of its ROFR? Same question regarding any other residential property owner? Please explain why.
9. If there is ever an ASPPPO members vote to amend the Hotel Settlement Agreement, what standard for passage should be applied— 75% as contained in the covenants or 66% under state law as adopted by this board? Why?
10. What is your position on the First Right of Refusal covenant? Should it be deleted or changed in any way?
11. Should the Resort reopen the conversation regarding a Referendum, what would you do differently? If you didn't participate in the last Referendum process, how would you approach the process?
12. What is your opinion on the issue of requiring The Sea Pines Resort to pay the same 1% of retail sales as the other commercial enterprises to CSA?
13. What is your opinion on the issue of requiring The Sea Pines Resort to pay the same \$15.00/week fee for a gate pass to renters as anyone else?
14. What is your opinion on the issue of requiring The Sea Pines Resort to permit the retention of Right of First Refusal?
15. What is your opinion on the issue of requiring The Sea Pines Resort to retain the right to object to the Property Owners to call a referendum, and if objection is made to require petitions with names totaling 10% of the total property owners?
16. What is your opinion on the issue of requiring The Sea Pines Resort to retain the right to veto any referendum decision passed by a vote of the Property Owners?