

Sea Pines Community Services Associates, Inc. (CSA)
Board of Directors Meeting
Videoconference
Tuesday, November 16, 2021, 9:30 a.m.

Resolutions

- Resolution for 3a. **Approval – Board of Directors Call to Executive Session:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves call to Executive Session”.
- Resolution for 5. **Ratify Approval – Board of Director Meeting Minutes, September 28, 2021:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the Board of Director Meeting Minutes, September 28, 2021, as finalized by email”.
- Resolution for 9a. **Acceptance – Financial Statements, YTD/September 30, 2021:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, accepts the Financial Statements, YTD/September 30, 2021, as presented”.
- Resolution for 9b. **Approval – Fund Balance Transfer:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves transfer of funds from Designated to Emergency and Capital Reserve Funds, on year ending December 31, 2021, to ensure compliance with financial policies. Amounts to be determined”.
- Resolution for 9c. **Approval – Adoption, Auditor, Sea Pines CSA Financial Statements YE, 2021:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves adoption of Elliott Davis, LLC, as Auditor, for Sea Pines CSA’s Financial Statements YE, December 31, 2021”.
- Resolution for 9d. **Approval – Assessment, 2022; Residential Property Owner:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves an increase over the 2021 Assessment, bringing the 2022 Residential Property Owners Annual Assessment, on an improved lot, from \$1110 to \$1152 and the 2022 Residential Property Owners Annual Assessment, on an unimproved lot, from \$661 to \$686”.
- Resolution for 9e. **Approval – Budget, 2022:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves Budget, 2022, as presented”.

- Resolution for 11a. **Approval – Adoption, Sea Pines CSA Board of Directors Conflict of Interest Policy/Disclosure Form:**
 “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves adoption of Sea Pines CSA Board of Directors Conflict of Interest Policy/Disclosure Form, as presented”.
- Resolution for 11b. **Approval – Sea Pines CSA Board of Directors Self-Assessment Survey:**
 “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Sea Pines CSA Board of Directors Self-Assessment Survey, as presented”.
- Resolution for 11c. **Approval – Adoption, Sea Pines CSA Outdoor Power Equipment Blower Noise Policy:**
 “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves adoption of Sea Pines CSA Outdoor Power Equipment Blower Noise Policy, as presented”.
- Resolution for 11d. **Approval – Adoption, Sea Pines CSA Short Term Rentals and Guest Parking Policy:**
 “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves adoption of Sea Pines CSA Short Term Rentals and Guest Parking Policy, as presented”.
- Resolution for 12a. **Approval – Appointment, Architectural Review Board Members, 2022:**
 “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves appointment of Jerry Jeter, to complete a term vacancy, as a full member of the Architectural Review Board. The one year term will begin January 1, 2022 and end December 31, 2022.
- In addition, Sea Pines Community Services Associates, Inc., Board of Directors, jointly approves, with the Association of Sea Pines Property Owners Association, Inc., appointment of Henry McCray, as the alternate member of the Architectural Review Board. The one year term will begin January 1, 2022 and end December 31, 2022”.
- Resolution for 12b. **Approval – Sea Pines CSA Board/Committee Meeting Schedule, 2022:**
 “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Sea Pines CSA Board/Committee Meeting Schedule, 2022, as presented”.
- Resolution for 12d. **Approval – Encroachment Agreement, Greenwood Drive Service Road and Associated Improvements:**
 “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves the encroachment agreement, Greenwood Drive Service Road, as presented”.