



Stu Rodman

Candidate by Nomination

Mobile# (843) 422-1276

Candidate Information:

- 31 Year Property Owner / 21 year Resident / consulted for Charles Fraser
- Cornell (Mech Engr) / Harvard MBA / US Army Officer
- Executive positions with United Technologies, Ford, & Fruehauf
- Turnaround Investment Firm Founder & CEO of several of its investments
- Scouting - Eagle Scout / Camp Councilor / Scoutmaster / SC Midlands Council President (& developed new Council Summer Camp)
- Chair (50 years total) of 1 National and 3 State Christian Ministries
- Nina is the Minister of Music at St. Luke's Church. She brought the HH Int'l Piano Competition to excellence as Chair & Director for 10 years (married 54 years / 2 Kids / 4 Grands)

South Carolina Service

- Governor-appointed "MAP" Commissioner (businessmen's review of state government co-chairing the Budget & Finance Committee with the Comptroller General)
- State Superintendent of Education's Revenue & Expenditure Task Forces
- USC College of Engineering - Board Chair
- Co-founded (with Senator DeMint) the Palmetto Promise (Policy) Institute

Local Service

- County Council (14 years) and Board of Education (2 years) / initiated HHI Airport expansion, Economic Development Corp, Heritage Tourism Corp, and County bridge loan when the Heritage Tournament lacked a sponsor
- Dredging Task Force representing Harbour Town (18 years)
- Greater Island Council - Chair / initiated its Island Vision Steering Committee
- CSA Board / Treasurer
- Co-founded the Santa Elena Foundation showcasing American History beginning on Parris Island 50 years before Plymouth

Why I Wish to Serve the Sea Pines Community:

- Nina and I love Sea Pines - it's unique!
- My skills, experiences, and contacts serve Sea Pines well!
- Serving is an honor and privilege!
- I enjoy giving back!

Sea Pines
COMMUNITY SERVICES ASSOCIATES

QUESTIONS FROM THE COMMUNITY

Stu's Position on the Nominating Committee's and Other Issues "Righting our Sea Pines Ship which is Upside-Down"

Financial Recommendation (getting our financial house in order)

1. Eliminate the WEEKLY GATE ENTRY FEE, which 1) is our most divisive community issue, and 2) makes passing any referendum problematic.
2. Replace it with a SHORT-TERM RENTAL FEE (per property) to off-set 1) the associated costs, and 2) the elimination of the weekly gate entry fee (per vehicle).
3. Accelerate the repair of our failing INFRASTRUCTURE by borrowing to 1) avoid increasing construction costs, and 2) to take advantage of low interest rates.
4. Revise the ANNUAL ASSESSMENT ADJUSTMENT to add a fixed 2% as 1) CPI alone is not adequate to keep up with inflation, 2) it is the reason we are in a financial hole, and 3) it will keep us from falling into that hole again.
5. As a last resort to protect our \$6B investment (if a referendum fails), establish a TEMPORARY TAX DISTRICT, subject to 1) a sunset upon the earlier of 8 years or collecting \$25 million, and 2) it being approved by all property owners (self-imposed condition) to avoid "taxation without representation."
6. Rerun the '19 REFERENDUM, in order to 1) reduce the Assessment increase, knowing that the short-term rental fee will add revenue, and 2) include a CPI + 2% adjustment, while still keeping us well below our sister gated communities.

Stu's Financially Engineered Solution

\$30-35M / 4 Yrs - Infrastructure (2x Expenditure Rate vs. '19 Referendum)

\$TBD/ day - Short-term Rental Fee (offsetting cost & no weekly gate fee)

2% / Year - Increase in Annual Assessment Adjustment***

\$TBD - Assessment Increase (vs. \$450 in the '19 Referendum)***

***Covenant Change via Referendum

QUESTIONS FROM THE COMMUNITY

Other Recommendations

1. Increase TRANSPARENCY by 1) opening all meetings, and 2) limiting executive sessions to those items requiring confidentiality (personnel, legal, etc.).
2. Tear down the GALLERY OF SHOPS now! It was a prudent acquisition to protect our Gateway. There is no reason to keep the building to only grandfather developments which we would never exercise because it would infringe on our Gateway.
3. Modify the GREENWOOD GATE by adding a 2nd window so that 1) peak arrivals can be handled two at a time during peak periods, and 2) all passes can be distributed between the gate and the window behind the Visitor Center. Elimination of the planned pass office at the Gallery site and modifications to the Greenwood Gate will save millions of dollars.
4. Re-purpose ASPPPO so that 1) all property owners are automatic members, 2) it becomes the forum for the residential property owners, and 3) its 9 elected board members also serve as the 9 residential representatives to the CSA Board (which has been the historical practice anyway).