



Sea Pines Community Services Associates, Inc. (Sea Pines CSA)

Sea Pines CSA Board of Directors Special Meeting

August 15, 2023

A special meeting of Sea Pines CSA, Board of Directors, was held on Tuesday, August 15, 2023, via in-person and videoconference.

Present from Sea Pines CSA Board of Directors, were: David Ellis, Chair; Bill Johnson, Vice Chair; Cary Corbitt, Secretary; Lee Ann Leahy, Treasurer; Steve Birdwell, Director; Ann Esposito, Director; Bob Gossett, Director; Jim Kaskie, Director; Cliff McMackin, Director; Larry Movshin, Director; David Pardue, Director; Rick Ray, Director; Tom Sharp, Director; Don Sigmon, Director; Greg Thomson, Director and Ray Warco, Director

Absent from Sea Pines CSA Board of Directors, was: Charlie Miner, Director

Guest Present, was: Walter J. Nester III, Partner, Burr & Forman LLP

Present from Sea Pines CSA Staff, were: Sam Bennett, President/COO; Victoria Shanahan, Vice President/CFO; Joe Count, Director of Safety, Security and Transportation; Russell Fredericks, Director of Capital Projects; David Henderson, Director of Special Projects and Operations; Jerred Mayse, Director of Maintenance and Facilities; Amanda Sutcliffe-Jones, Director of Communications and Sandra Archer, Executive Administrator

Call to Order

David Ellis, Chair, called the meeting to order at 12:00 p.m., eastern time.

Establishment of Quorum

With a majority of Board Members in attendance, quorum was established.

President Remarks – Sam Bennett

- Mr. Count, Director of Safety, Security and Transportation, introduced and welcomed to Sea Pines Board of Directors and Community. Mr. Count expressed thanks to Board of Directors and Sea Pines CSA for a smooth transition;
- Sea Pines CSA to create comprehensive, leisure path safety program, to include enforcement tactics and communications strategy, to be brought for Board of Directors approval by year end, 2023;

Chair Remarks – Chair Ellis

Purpose of Special Meeting – Ebikes Discussion

The purpose of the Sea Pines CSA Board of Directors Special Meeting was to establish the Board of Directors' position, pertaining to Ebike usage in the Community.

- Sea Pines CSA President, instructed to continue work on the Sea Pines Leisure Path Safety and Enhancement Program. Program to include enforcement recommendations.

Unfinished Business – Chair Ellis

Sea Pines CSA Board of Directors Position, Ebikes

A motion was made by Cary Corbitt, to support the resolution, “Sea Pines CSA Board of Directors Position, Ebikes”. The motion was seconded and unanimously carried:

“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, reaffirms the ban, listed in the Gate Entry Policy, Section 2.1.13.1, adopted November 15, 2022, as follows:

Recreational Vehicles, Motorcycles, U-Haul Type Vehicles: These types of vehicles or vehicles with living and sleeping facilities, or water and electrical power hookups have restricted entry into Sea Pines. Residential Property Owners are authorized to store boats, trailers, motorcycles, “U-Haul type” vehicles, campers, etc. only in an enclosed garage. At no time may any type of motorcycle, dune buggy, electric cart, golf cart, low-speed vehicle, moped or motor assisted bicycle or conveyance of any type be operated on any road or access way within the confines of Sea Pines. Such conveyance must be transported to the designated garage via trailer or truck. Recreational vehicles may obtain authorized entry into Sea Pines for four hours to load or unload only.

FURTHER: Sea Pines CSA may grant medical and health exemptions, for Sea Pines Property Owners, with such requirements and conditions it determines appropriate”.

Chair Ellis announced the members of the Sea Pines Greenwood Drive Task Force: Co-Chairs: Lee Ann Leahy, Tom Sharp; Members: Cary Corbitt, Bill Johnson, Jim Kaskie, Cliff McMackin and Don Sigmon.

New Business – Chair Ellis

There was no new business to discuss.

Recess

The Board recessed for question and answer segment.

Call to Executive Session

Approval – Sea Pines CSA Board of Directors, Call to Executive Session

A motion was made by Chair Ellis to support the resolution, “Approval – Sea Pines CSA Board of Directors, Call to Executive Session”. The motion was seconded and carried. In favor: Chair Ellis, Steve Birdwell, Cary Corbitt, Ann Esposito, Bob Gossett, Jim Kaskie, Lee Ann Leahy, Cliff McMackin, Larry Movshin, David Pardue, Rick Ray, Tom Sharp, Don Sigmon, Greg Thomson, Ray Warco; Absent: Bill Johnson.

“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approved call to Executive Session”.

Call to Reconvene

Approval – Possible Actions Related to Executive Session

Sea Pines CSA Board of Directors Meeting reconvened at 12:50 p.m.

A motion was made by Larry Movshin, to support the resolution, “Sea Pines CSA Board of Directors Position and Representation at Hilton Head Island Town Council Meeting, August 15, 2023”. The motion was seconded and carried. In favor: Chair Ellis, Steve Birdwell, Cary Corbitt, Ann Esposito, Bob Gossett, Jim Kaskie, Lee Ann Leahy, Cliff McMackin, Larry Movshin, David Pardue, Rick Ray, Tom Sharp, Greg Thomson, Ray Warco; Against: Don Sigmon; Absent: Bill Johnson.

“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, supports Chair Ellis to represent Sea Pines CSA Board of Directors, at the August 15, 2023, Town of Hilton Head Island, Town Council meeting, relating to the following matter: Agenda Item 10, Unfinished Business, Considerations of Proposed Ordinance 2023-07, amending section Title 16 of the Municipal Code of the Town of Hilton Head Island, Land Management Ordinance, to create a new use called Island Mixed Use with the Sea Pines Circle District – First Reading. The Sea Pines CSA Board position, is as follows:

- Sea Pines CSA supports the creation of workforce housing on Hilton Head Island;
- Sea Pines CSA does not oppose the proposed project to develop workforce housing in the Sea Pines Circle Zoning District;
- However, Sea Pines CSA urges the Town to conduct a complete analysis regarding the proposed change to the LMO and its comprehensive effect on other properties within the Sea Pines Circle Zoning District;
- This should also be considered by the newly created Town of Hilton Head Island, Housing Action Committee.

Adjournment

A motion to adjourn was made by Mr. Movshin. The motion was seconded and carried.

With no further business to come before the Board, Chair Ellis adjourned the meeting at 1:40 p.m. The next regularly scheduled meeting of the Sea Pines CSA Board of Directors, to be held Tuesday, September 19, 9:30 a.m., via videoconference.

Respectfully Submitted,



Cary Corbitt
Secretary