



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

Board of Directors Meeting

Videoconference

Tuesday, November 14, 2023, 9:45 a.m.

Agenda

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| 1. <u>Call to Order</u> | Ellis |
| 2. <u>Establishment of Quorum</u> | Corbitt |
| 3. <u>Call to Executive Session</u> | Ellis |
| a. Approval – Board of Directors Call to Executive Session * | |
| b. Contracts, Legal, Personnel Matters | |
| 4. <u>Call to Reconvene, 10:00 a.m.</u> | Ellis |
| a. Approval - Possible Actions Related to Executive Session * | |
| 5. <u>Ratify Approval – Sea Pines CSA Board of Directors Meeting Minutes, September 19, 2023 *</u> | Corbitt |
| 6. <u>Chair Remarks</u> | Ellis |
| 7. <u>President Remarks</u> | Bennett |
| 8. <u>Management Reports</u> | |
| a. Community Infrastructure | Fredericks |
| b. Community Maintenance and Standards | Mayse |
| c. Communications, Governance and Planning | Fera |
| d. Finance and Administration | Shanahan |
| e. Operations and Special Projects | Henderson |
| f. Safety, Security and Transportation | Count |
| 9. <u>Financial Report</u> | |
| a. Acceptance – Financial Statements, YTD/September 30, 2023 * | Shanahan |
| b. Approval – Assessment, 2024, Residential Property Owner * | Shanahan |
| c. Approval – Budget, 2024 * | Shanahan |
| 10. <u>Unfinished Business</u> | Ellis |
| 11. <u>New Business</u> | |
| a. Appointment – Chair, Sea Pines CSA Officer Nominating Committee, 2024 | Ellis |

- b. Approval – Amendment, Sea Pines CSA Community Standards Policy, Ellis
November 14, 2023 *
- c. Ratify Approval – Hilton Head Island Land Management Ordinance, Text Ellis
Amendment, Sea Pines Circle District *

12. Adjournment

Ellis

Q & A Session

* Denotes Action Item



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Resolutions

- Resolution for 3a. **Approval – Sea Pines CSA 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 – Sea Pines CSA Board of Directors Meeting Minutes, September 19, 2023:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the Sea Pines CSA Board of Director Meeting Minutes, September 19, 2023, as finalized by email”.
- Resolution for 9a. **Acceptance – Financial Statements, YTD/September 30, 2023**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Finance Committee, accepts financial statements, YTD/September 30, 2023, as presented”.
- Resolution for 9b. **Approval – Assessment, 2024; Residential Property Owner:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Finance Committee, approves an increase over the 2023 Assessment, bringing the 2024 Residential Property Owners Annual Assessment, on an improved lot, from \$1,887 to \$1,957 (\$671 represents the Critical Infrastructure portion of the Assessment) and the 2024 Residential Property Owners Annual Assessment, on an unimproved lot, from \$1,127 to \$1,169 (\$402 represents the Critical Infrastructure portion of the Assessment)”.
- Resolution for 9c. **Approval – Budget, 2024:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Finance Committee, approves Budget, 2024, as presented”.
- Resolution for 11b. **Approval – Amendment, Sea Pines CSA Community Standards Policy, November 14, 2023:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Community Infrastructure,

Maintenance and Standards Committee, approves amendment to the Sea Pines CSA Community Standards Policy, November 14, 2023, as presented”.

Resolution for 11c. **Ratify Approval – Hilton Head Island Land Management Ordinance, Text Amendment, Sea Pines Circle District:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval to authorize David Ellis, Chair and Sam Bennett, President to work with members of Town Council and Town staff to limit the number or amount of properties in the Sea Pines Circle District that may be developed as Islander Mixed Use while allowing the project proposed by Double D Partnership to move forward as proposed and to seek to qualify the definition of “Educational Use” in the proposed Text Amendment to those educational uses which are state owned or provide secondary (post 12th grade) Educational Uses.”