



Sea Pines Community Services Associates, Inc.
Community Infrastructure and Maintenance Committee (CIM)
Charter 2026

1. Purpose:

This Committee is a committee of the Board established under Article VIII, Section 2 of the Sea Pines CSA Bylaws. This committee is advisory in nature to the Board with the purpose of providing recommendations to the Board on the responsibilities assigned by the Board or Board Chair. Committees may be established or sunset by the Board, based on the needs of the community. The Board may amend this charter at any time.

2. 2026 Committee Responsibilities:

To carry out the CIM Committee responsibilities assigned by the Sea Pines CSA Board, two areas have been established to provide focus, expertise, and insight, they include: (1) Community Infrastructure and (2) Maintenance.

The responsibilities of this Committee are outlined below:

1) Community Infrastructure

- a. Review and recommend for Sea Pines CSA Board approval, a comprehensive short and long term funded strategic Capital Improvement Plan (CIP) that meets Critical Infrastructure Referendum goals and objectives. Plan to be reviewed annually to ensure projects are completed on time and within budget;
- b. Communicate with the CIM Committee Chair regarding the long-term condition and improvement needs of the Sea Pines Community's infrastructure assets including Roads, Pathways, Lagoons, Common Areas, Storm Water Drainage and Building Structures;
- c. Review with staff the Sea Pines CSA Reserve Study shortfalls and make recommendations accordingly;
- d. Review with staff and recommend Community Infrastructure improvements outside the current Critical Infrastructure funding scope of work.

2) Maintenance

- a. Review the Maintenance Reserve Study and recommend to the Sea Pines CSA Board updates or additions necessary;
- b. Provide Interim reports, as the Board or Board Chair require, regarding results of operations, major projects, capital expenditures, comparison to budgets, and projected yearend forecasted results, highlighting areas of concern or opportunities.

3. Committee Membership & Terms:

- a. Committees shall have no more than nine (9) members, excluding Board Members, unless a larger membership is deemed appropriate for a particular purpose by the Chair of the Board;
- b. Members of a committee serve three-year terms and may not serve more than two (2) consecutive terms;
- c. Ex Officio Members – Sea Pines CSA Board Chair and Sea Pines CSA President/CEO.

4. The Committee Does Not:

- a. Authorize distributions;
- b. Approve, or recommend to Members, dissolution, merger, or the sale, pledge, or transfer all, or substantially all, of the corporation's assets;
- c. Select, appoint, or remove Directors; or fill vacancies on the Board, or on any of its Committees;
- d. Adopt, amend or repeal the Articles or Bylaws.

Approved, Sea Pines CSA Board of Directors, January 22, 2026.

A handwritten signature in blue ink that reads "Cary Cawley".

Secretary, Sea Pines CSA Board of Directors