

Sea Pines CSA Board of Directors Meeting Held November 18, 2025

The meeting featured a three-year strategic report from Chair Ellis, comprehensive operational updates, and a Treasurer's Report covering year-to-date financial statements. The Board also approved the 2026 residential property owner assessment amounts and the 2026 Sea Pines CSA Budget.

Meeting Agenda: [Click here](#)

Sea Pines CSA Board of Directors Meeting Video

To view the full live-streamed Board Meeting [click here](#) or click the links below to be taken directly to that portion of the meeting.

Timestamps of Board Meeting:

- [Chair Remarks](#)
- **Management Reports:**
 - [Communications](#)
 - [Community Infrastructure](#)
 - [Community Maintenance](#)
 - [Finance and Administration](#)
 - [Operations and Special Projects](#)
 - [Safety, Security and Transportation](#)
 - [Sea Pines Forest Preserve](#)
- [Treasurer's Report](#)
 - Click [here](#) to view the slide deck.
 - Click [here](#) to view SPCSA Financial Statements, YTD/September 30, 2025.
- [New Business](#)

The Sea Pines CSA Board of Directors Approved the Following Resolutions:

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| Resolution for 3a. | Approval – SPCSA 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 – SPCSA Board of Directors Meeting Minutes, September 16, 2025: "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the SPCSA Board of Directors Meeting Minutes, September 16, 2025 , as finalized by email". |
| Resolution for ga. | Acceptance – SPCSA Financial Statements, YTD/September 30, 2025 : "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, accepts SPCSA financial statements, YTD/September 30, 2025, as presented". |
| Resolution for gb. | Approval – SPCSA Assessment, 2026, Residential Property Owner: "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves an increase over the 2025 SPCSA Assessment, bringing the 2026 Residential Property Owners Annual Assessment, on an improved lot, from |

\$2,005 to \$2,065 (\$708 represents the Critical Infrastructure portion of the Assessment) and the 2026 Residential Property Owners Annual Assessment, on an unimproved lot, from \$1,197 to \$1,233 (\$424 represents the Critical Infrastructure portion of the Assessment)".

- Resolution for gc. Approval – [SPCSA Budget, 2026](#): "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves SPCSA Budget, 2026, as presented".
- Resolution for 11b. Ratify Approval – Vacancy, Class A Board of Directors, 2025: "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on approval of the Class A Board of Directors vacancy, to be filled by Jessica Haire, 2025 – 2027, as finalized by email".
- Resolution for 11c. Approval – SPCSA Board of Directors/Committee Meeting Schedule, 2026, Draft, Revised: "RESOLVED, Community Services Associates, Inc., Board of Directors, approves SPCSA Board of Directors/Committee Meeting Schedule, 2026, Draft, revised, as presented".
- Resolution for 11d. Ratify Approval – Encroachment Agreement, 2 Fawn Lane, Lot 100 Otter Road: "RESOLVED, Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, 2 Fawn Lane, Lot 100 Otter Road, as evidenced by as-built survey, Nandina, Inc. d.b.a. Sea Island Land Survey, Inc., Justin R. Kesselring, Professional Land Surveyor, March 5, 2025, onto SPCSA open space, as finalized by email".
- Resolution for 11e. Ratify Approval – Encroachment Agreement, 33 Baynard Cove Road, Lot 27: "RESOLVED, Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, 33 Baynard Cove Road, Lot 27, as evidenced by as-built survey, Atlas Surveying BFT, LLC, Jeremy W. Reeder, Professional Land Surveyor, August 5, 2025, onto SPCSA open space, as finalized by email."