

## **Community Services Associates, Inc.**

### **Board of Directors Special Meeting**

**April 26, 2019**

A special meeting of Community Services Associates, Inc., (CSA), Board of Directors, was held on Friday, April 26, 2019, at the Sea Pines Community Center, 71 Lighthouse Road, Suite 120, Hilton Head Island, SC 29928.

**Present from the Board of Directors were:** Mark Griffith, Chair; Michael Tucker, Vice Chair; Stu Rodman, Treasurer; Carolyn Adams, Secretary; Barry Barth, Director; Steve Birdwell, Director; Cary Corbitt, Director; Bill Johnson, Director; Mark King, Director; Charles Miner, Director; Larry Movshin, Director; James Richardson, Director; Donald Sigmon, Director and Rich Speer, Director

**Absent from the Board of Directors were:** Jim Kaskie, Director; Scott Richardson, Director and Bob Sowers, Director

**Present from Community Services Associates, Inc., were:** Bret Martin, President; Amanda Sutcliffe-Jones, Director of Communications and Sandra Archer, Executive Administrative Assistant

### **Call to Order**

The meeting was called to order by Mark Griffith, Chair, at 10:00 a.m., Eastern time.

### **Establishment of Quorum**

With the majority of Board Members in attendance, quorum was met.

The purpose of the CSA Board of Directors Special Meeting was related to Referendum, 2019.

### **Executive Session** – Chair Griffith

#### **Approval – Executive Session**

A motion was made by Michael Tucker to call the Board to Executive Session at 10:02 a.m. The motion was seconded and unanimously carried:

“**RESOLVED**, Community Services Associates, Inc., Board of Directors, approved the Board move to Executive Session”.

### **Board Meeting Reconvenes** – Chair Griffith

#### **Possible Actions Related to Pending Critical Needs Funding Referendum**

The Board of Directors reconvened at 10:30 a.m. An update was provided. Action taken:

A motion was made by Rich Speer to approve the terms of the Referendum, 2019. The motion was seconded and unanimously carried by all Directors present. Jim Kaskie, Scott Richardson and Bob Sowers, voted electronically in support of the motion:

**“RESOLVED**, Community Services Associates, Inc., Board of Directors, approved the terms of the Referendum, May 2019, as presented:

- Increase residential assessments by \$150 each year for 3 years, beginning 2020;
- Increase unimproved property assessments by \$90 each year for 3 years, beginning 2020;
- Increase Sea Pines Resort’s assessment to .75%, of adjusted gross resort revenue, beginning 2020;
- Establish commercial tenant assessment at \$.36, per square foot for first floor tenants and \$.27 per square foot for second floor tenants, with annual CPI increases. Beginning in 2020, to make equitable additional increases for three years, of 4 cents for first floor and 3 cents for second floor;
- Referendum ballot to be mailed mid May 2019, to include voting deadline of 30 days from mailing;
- Funds collected from this referendum will be restricted to the critical needs;
- Critical need expenses and funds will be reported on in our annual audited financial statements;
- If funds collected exceed the need the assessment can be reduced”.

A motion was made by Rich Speer to approve the Referendum, 2019; Amendment of 1974 Covenants. The motion was seconded and unanimously carried by the Directors, including all Residential and all Commercial Directors”.

**“RESOLVED**, Community Services Associates, Inc., Board of Directors, approved support of Sea Pines Resort’s call for Referendum, 2019, to amend the 1974 Covenants, as presented”.

Charles Miner, President, Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO), called for an ASPPPO Board of Directors Special Meeting, to be held Monday, April 29, 2019, 12:00 p.m., at the Sea Pines Community Center. The purpose of the meeting is to discuss Referendum, 2019.

A motion was made by Bill Johnson to approve Referendum, 2019; Date of Record, Notice of Ballot Mailing. The motion was seconded and unanimously carried:

**“RESOLVED**, Community Services Associates, Inc., Board of Directors, approved the date of record, for notice of Referendum, 2019 ballot mailing, be April 26, 2019”.

A motion was made by James Richardson to approve the appointment of Get Out the Vote Committee Chair, 2019. The motion was seconded and unanimously carried:

“**RESOLVED**, Community Services Associates, Inc., Board of Directors, approved the appointment of Committee Chair, 2019; Get Out The Vote, Larry Movshin”.

A motion was made by Barry Barth to approve the Committee Roster, 2019; Get Out The Vote. The motion was seconded and unanimously carried:

“**RESOLVED**, Community Services Associates, Inc., Board of Directors, approved the Committee Roster, 2019; Get Out The Vote, as presented”.

A motion was made by James Richardson to approve the Committee Charter, 2019; Get Out The Vote. The motion was seconded and unanimously carried:

“**RESOLVED**, Community Services Associates, Inc., Board of Directors, approved the Committee Charter, 2019: Get Out The Vote, as presented”.

The amendment to the 1974 Covenants will be posted on the website upon ASPPPO approval and will be included with the ballot mailing.

### **Adjournment**

With no further business to come before the Board, Chair Griffith adjourned the meeting at 10:30 a.m. The next scheduled meeting of the CSA Board of Directors, is Tuesday, May 21, 2019, 3:00 p.m., at the Sea Pines Community Center.

A motion was made by Bill Johnson to adjourn the meeting at 10:30 a.m. The motion was seconded and unanimously carried.

Respectfully Submitted,



Carolyn Adams  
Secretary