

**Sea Pines Community Services Associates, Inc. (CSA)**  
**Board of Directors Meeting**  
 Videoconference  
 Tuesday, November 16, 2021, 9:30 a.m.

**Agenda**

- |   |   |
|---|---|
| 1. <u>Call to Order</u>   | Movshin   |
| 2. <u>Establishment of Quorum</u>   | Adams   |
| 3. <u>Executive Session</u><br>a. Approval – Board of Directors Call to Executive Session *<br>b. Contracts, Legal, Personnel Matters   | Movshin   |
| 4. <u>Board Meeting Reconvenes, 10:00 a.m.</u><br>a. Approval - Possible Actions Related to Executive Session *   | Movshin   |
| 5. <u>Ratify Approval – Board of Directors Meeting Minutes, September 28, 2021*</u>   | Adams   |
| 6. <u>Chair Remarks</u>   | Movshin   |
| 7. <u>President Remarks</u>   | Bennett   |
| 8. <u>Director Reports</u><br>a. Communication<br>b. Finance and Administration<br>c. Land Use Management<br>d. Maintenance, Enhancement and Major Projects<br>e. Operations and Special Projects<br>f. Safety, Security and Transportation   | Sutcliffe-Jones<br>Shanahan<br>Kash<br>Fredericks<br>Henderson<br>McSwain |
| 9. <u>Financial Update</u><br>a. Acceptance – Financial Statements, YTD/September 30, 2021 *<br>b. Approval – Fund Balance Transfer *<br>c. Approval – Adoption, Auditor, Sea Pines CSA Financial Statements YE, 2021 *<br>d. Approval – Assessment, 2022; Residential Property Owner *<br>e. Approval – Budget, 2022 * | Shanahan<br>Shanahan<br>Shanahan<br>Shanahan<br>Shanahan                  |
| 10. <u>Committee Reports</u><br>a. Communications<br>b. Finance<br>c. Gate Entry<br>d. Governance<br>e. Land Use Management (LUM)<br>f. Maintenance, Enhancement and Major Projects   | Ellis<br>Borghesi<br>Corbitt<br>Kaskie<br>Miner<br>Barth                  |

- g. Safety, Security and Transportation Johnson
- h. Sea Pines Forest Preserve Advisory Board Miner
- i. Short Term Rental Ellis
- j. Strategic Planning Pardue

11. Unfinished Business

- a. Approval – Adoption, Sea Pines CSA Board of Directors Conflict of Interest Policy/Disclosure Form \* Kaskie
- b. Approval – Sea Pines CSA Board of Directors Self-Assessment Survey \* Kaskie
- c. Approval – Adoption, Sea Pines CSA Outdoor Power Equipment Blower Noise Policy \* Movshin/Fredericks
- d. Approval – Adoption, Sea Pines CSA Short Term Rentals and Guest Parking Policy \* Bennett/Fredericks
- e. Discussion - Sea Pines CSA Roadway Infrastructure Acceptance Application/Policy Fredericks
- f. Update – Revenue Task Force Movshin

12. New Business

- a. Approval - Appointment, Architectural Review Board Members, 2022 \* Movshin
- b. Approval – Sea Pines CSA Board of Directors/Committee Meeting Schedule, 2022 \* Movshin
- c. Appointment – Chair, CSA Officers Nominating Committee, 2022 \* Movshin
- d. Approval – Encroachment Agreement, Greenwood Drive Service Road \* Bennett

13. Adjournment

Movshin

Q & A Session

\* Denotes Action Item