

Sea Pines CSA November 17 Board Meeting Recap

At the Sea Pines CSA Board of Directors meeting held on Tuesday, November 17, the Board received operational updates from Sea Pines CSA staff directors, a financial update, and updates from each committee. The Board also took action on the below important items:

Infrastructure Funding:

- The CSA Board finalized the terms and approved the “call” for a simple Referendum to secure the funding to meet our infrastructure needs.
- If the referendum achieves the required 75% +1 of the votes cast, we will create an entirely new Article V in the 1974 Covenants to create an “Infrastructure Improvement Fund” that may **only** be used for the repair, replacement, addition and improvement of the roads, bridges, bulkheads, leisure trails, storm water facilities and systems located in or servicing Sea Pines.
- If approved, beginning in 2022, and annually thereafter, residential property owners will contribute \$600 per improved lot and \$360 per unimproved lot; the Resort will contribute .25% of its “Adjusted Gross Resort Revenue;” and commercial property owners will increase their contributions for leased spaces initially at the rate of \$0.36 per square foot for first-floor tenants and \$0.27 per square foot for second-floor tenants.
- All of these contributions may be adjusted annually beginning in 2023 by the CPI, as our current assessments are also increased.

2021 Assessment; Residential Property Owner:

- CSA Board of Directors, approved an increase over the 2020 Assessment, bringing the 2021 Residential Property Owners Annual Assessment, on an improved lot, from \$1095 to \$1110 and the 2021 Residential Property Owners Annual Assessment, on an unimproved lot, from \$652 to \$661”.

Committee Member Terms:

- CSA Board of Directors, approved to establish Committee Member terms:
 - Each CSA committee may have a maximum of 9 residential property owners who are not CSA board members.
 - Starting for committee membership for 2021, 1/3 of the committee members are to be appointed to a 3-year term, 1/3 to a 2-year term and 1/3 to a 1-year term. The decision is up to the committee chair for 2021, probably in collaboration with current committee members. As the initial 1-year or 2-year terms expire, those committee members may be appointed to a 3-year term at the discretion of the then committee chair.
 - Committee members cannot serve more than two consecutive full 3-year terms for a total of 6 consecutive years prior to cycling off the committee for at least one year.
 - Partial terms count toward the 6-year limit, so those serving the initial 1-year and 2-year terms may serve up to the maximum 6 year term, if they are reappointed after their partial term expires.
 - Second 3-years terms are not guaranteed and are up the committee chair at the time.
 - If a committee member resigns during their term, the Committee Chair may appoint a replacement to serve the remainder of that member’s current term”.

Gate Entry Policy Amendment:

- **The Board approved to amend the Gate Entry Policy, Section 2.1, Sub-section 2.1.2, to read as follows: 2.1.2 Multiple Owner Properties:** Properties with multiple owners, e.g. LLC's, trusts whose names are specifically listed on these legal documents are considered RPOs and will be limited to one (1) property owner decal and property owner photo ID card each, not to exceed fourteen (14) owners/members. If LLC or Trust consist of husband/wife ownership – issue up to four (4) Property Owner decals total. Dependent ID cards and relative decals may be issued.”