



Sea Pines Community Services Associates, Inc. (SPCSA)
Board of Directors Meeting
Videoconference
Tuesday, February 13, 2024, 9:30 a.m.

Agenda

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| 1. <u>Call to Order</u> | Ellis |
| 2. <u>Establishment of Quorum</u> | Corbitt |
| 3. <u>Call to Executive Session</u> | Ellis |
| a. Approval – Board of Directors Call to Executive Session * | |
| b. Contracts, Legal, Personnel Matters | |
| 4. <u>Call to Reconvene, 10:00 a.m.</u> | Ellis |
| a. Approval - Possible Actions Related to Executive Session * | |
| 5. <u>Ratify Approval – SPCSA Board of Directors Meeting Minutes, November 14, 2023; SPCSA Board of Directors Organizational Meeting Minutes, January 16, 2024 *</u> | Corbitt |
| 6. <u>Chair Remarks</u> | Ellis |
| 7. <u>President Remarks</u> | Bennett |
| 8. <u>Management Reports</u> | |
| a. Community Infrastructure | Fredericks |
| b. Community Maintenance | Mayse |
| c. Communications | Fera |
| d. Finance and Administration | Shanahan |
| e. Operations and Special Projects | Henderson |
| f. Gates, Security, Short Term Rental and Transportation | Count |
| 9. <u>Traffic Task Force Report</u> | McMackin/Sharp |
| 10. <u>Financial Report</u> | |
| a. Overview of YE Results | Shanahan |
| 11. <u>Unfinished Business</u> | Ellis |
| 12. <u>New Business</u> | |
| a. Announcement – Date of Record, Annual Meeting, 2024 | Ellis |

- b. Approval – Amendment, Finance Committee Membership List * Ellis
- c. Ratify Approval – Encroachment Agreement, 25 Bateau Road, Lot 15 * Ellis

12. Adjournment

Q & A Session

* Denotes Action Item



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Resolutions

- 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, November 14, 2023; SPCSA Board of Directors Organizational Meeting Minutes, January 16, 2024:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the Sea Pines CSA Board of Director Meeting Minutes, November 14, 2023; Sea Pines CSA Board of Director Organizational Meeting Minutes, January 16, 2024, as finalized by email”.
- Resolution for 12b. **Approval – Amendment, SPCSA Finance Committee Membership List:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Finance Committee Membership to include: Manny Alas”.
- Resolution for 12c. **Ratify Approval – Encroachment Agreement, 25 Bateau Road, Lot 151:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, 25 Bateau Road, Lot 151, as evidenced by as-built survey, Surveying Consultants, Inc., Terry G. Hatchell, Registered Land Surveyor, May 10, 2023, onto Sea Pines CSA open space, as finalized by email”.