

## Sea Pines CSA November 16, 2021, Board of Directors Meeting Recap

At the Sea Pines CSA Board of Directors meeting held on Tuesday, November 16, 2021, the Board received operational updates from Sea Pines CSA staff directors, a financial update, Committee updates, and an update from the Revenue Task Force.

### Revenue Task Force Update:

The Revenue Task Force presented their New Revenue Sources Proposal. Please [click here](#) to view the proposal. Before voting on the New Revenue Sources Proposal, the Sea Pines CSA Board of Directors will be taking comment from the community at [comments@csaseapines.com](mailto:comments@csaseapines.com). Please submit your comments by Thursday, December 9, 2021.

### Outdoor Power Equipment Blower Noise Update:

The Task Force presented their proposal regarding Outdoor Power Equipment Blower Noise. Please [click here](#) to view the proposal. Before voting on this Proposal, the Sea Pines CSA Board of Directors will be taking comment from the community at [comments@csaseapines.com](mailto:comments@csaseapines.com). Please submit your comments by Thursday, December 9, 2021.

### The Sea Pines CSA Board of Directors approved the following resolutions:

- Resolution for 3a. **Approval – 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 – Board of Director Meeting Minutes, September 28,2021:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the Board of Director Meeting Minutes, September 28, 2021, as finalized by email”.
- [Click here](#) to view the September 28, 2021, Sea Pines CSA Board of Director Meeting Minutes
- Resolution for 9a. **Acceptance – Financial Statements, YTD/September 30, 2021:** “RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, accepts the Financial Statements, YTD/September 30, 2021, as presented”.
- [Click here](#) to view the YTD/September 30, 2021, Financial Statements
- Resolution for 9b. **Approval – Fund Balance Transfer:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves transfer of funds from Designated to Emergency and Capital Reserve Funds, on year ending December 31, 2021, to ensure compliance with financial policies. Amounts to be determined”.
- Resolution for 9c. **Approval – Adoption, Auditor, Sea Pines CSA Financial StatementsYE, 2021:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves adoption of Elliott Davis, LLC, as Auditor, for Sea Pines CSA’s Financial Statements YE, December 31, 2021”.

Resolution for 9d. **Approval – Assessment, 2022; Residential Property Owner:** “**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves an increase over the 2021 Assessment, bringing the 2022 Residential Property Owners Annual Assessment, on an improved lot, from \$1110 to \$1152 and the 2022 Residential Property Owners Annual Assessment, on an unimproved lot, from \$661 to \$686”.

Resolution for 9e. **Approval – Budget, 2022:** “**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves Budget, 2022, as presented”.

- [Click here](#) to view the approved Sea Pines CSA 2022 Budget

Resolution for 11a. **Approval – Adoption, Sea Pines CSA Board of Directors Conflict of Interest Policy/Disclosure Form:** “**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves adoption of Sea Pines CSA Board of Directors Conflict of Interest Policy/Disclosure Form, as presented”.

- [Click here](#) to view the Sea Pines CSA Board of Directors Conflict of Interest Policy
- [Click here](#) to view the Sea Pines CSA Board of Directors Disclosure Form

Resolution for 11b. **Approval – Sea Pines CSA Board of Directors Self-Assessment Survey:** “**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Sea Pines CSA Board of Directors Self- Assessment Survey, as presented”.

- [Click here](#) to view the Sea Pines CSA Board of Directors Self- Assessment Survey

Resolution for 11d. **Approval – Adoption, Sea Pines CSA Short Term Rentals and Guest Parking Policy:** “**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves adoption of Sea Pines CSA Short Term Rentals and Guest Parking Policy, as presented”.

- [Click here](#) to view the Sea Pines CSA Short Term Rentals and Guest Parking Policy.

Resolution for 12a. **Approval – Appointment, Architectural Review Board Members,2022:** “**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves appointment of Jerry Jeter, to complete a term vacancy, as a full member of the Architectural Review Board. The one year term will begin January 1, 2022 and end December 31, 2022.

In addition, Sea Pines Community Services Associates, Inc., Board of Directors, jointly

approves, with the Association of Sea Pines Property Owners Association, Inc., appointment of Henry McCray, as the alternatemember of the Architectural Review Board. The one year term will beginJanuary 1, 2022 and end December 31, 2022”.

- Resolution for 12b. **Approval – Sea Pines CSA Board/Committee Meeting Schedule, 2022:**  
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Sea Pines CSA Board/Committee Meeting Schedule, 2022, as presented”.
- Resolution for 12d. **Approval – Encroachment Agreement, Greenwood Drive ServiceRoad and Associated Improvements:**  
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves the encroachment agreement, Greenwood Drive Service Road, as presented”.