Sea Pines
COMMUNITY SERVICES ASSOCIATES

Sea Pines Community Services Associates, Inc. (CSA)
Board of Directors Meeting
Videoconference
Tuesday, March 29, 2022, 9:30 a.m.

Agenda

1. Call to Order — Movshin

2. Establishment of Quorum — Corbitt

3. Executive Session — Movshin
   a. Approval – Board of Directors Call to Executive Session *
   b. Contracts, Legal, Personnel Matters

4. Sea Pines CSA Board of Directors Meeting Reconvenes, 10:00 a.m. — Movshin
   a. Approval - Possible Actions Related to Executive Session *

5. Ratify Approval – Sea Pines CSA Board of Directors Meeting Minutes, February 8, 2022 * — Corbitt

6. Chair Remarks — Movshin

7. President Remarks — Bennett

8. Director Reports
   a. Capital Projects and Community Development — Fredericks
   b. Land Use Management — Fredericks
   c. Communication — Sutcliffe-Jones
   d. Finance and Administration — Shanahan
   e. Maintenance and Facilities — Mayse
   f. Operations and Special Projects — Henderson
   g. Safety, Security and Transportation — McSwain

9. Financial Report
   a. Acceptance – Financial Statements, YTD/December 31, 2021 * — Shanahan
   b. Approval – Amendment, Budget 2022, Roll Forward * — Shanahan
   c. Approval – CSA Fund Balance Transfer, December 31, 2021 * — Shanahan

10. Committee Reports
   a. Finance — Borghesi
   b. Gate Entry — Corbitt
   c. Governance — Kaskie

    d. Land Use Management (LUM)   Thomson
    e. Maintenance, Enhancement and Major Projects   Sharp
    f. Safety, Security and Transportation   Johnson
    g. Sea Pines Forest Preserve Foundation Advisory Board   Miner
    h. Short Term Rental   Ellis
    i. Strategic Planning   Pardue

11. <u>Unfinished Business</u>
    a. Update – Sea Pines Revenue Sources Proposal   Movshin

12. <u>New Business</u>
    a. Approval – Appointment, Sea Pines CSA Nominating Committee,   Movshin
       Class "A", 2022 *
    b. Approval – Appointment, Sea Pines CSA Nominating Committee,   Movshin
       Class "B", 2022 *
    c. Approval – Sea Pines CSA Committee Charters, 2022 *   Movshin
    d. Ratify Approval – Encroachment Agreement, West Royal Tern, Lot 10 *   Movshin

13. <u>Adjournment</u>   Movshin

Q & A Session

* Denotes Action Item