



Sea Pines Community Services Associates, Inc. (CSA)
Board of Directors Meeting
Videoconference
Thursday, May 19, 2022, 9:30 a.m.

Agenda

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| 1. <u>Call to Order</u> | Movshin |
| 2. <u>Establishment of Quorum</u> | Corbitt |
| 3. <u>Executive Session</u> | Movshin |
| a. Approval – Board of Directors Call to Executive Session * | |
| b. Contracts, Legal, Personnel Matters | |
| 4. <u>Sea Pines CSA Board of Directors Meeting Reconvenes, 10:00 a.m.</u> | Movshin |
| a. Approval - Possible Actions Related to Executive Session * | |
| 5. <u>Ratify Approval – Sea Pines CSA Board of Directors Meeting Minutes, March 29, 2022 *</u> | Corbitt |
| 6. <u>Chair Remarks</u> | Movshin |
| 7. <u>President Remarks</u> | Bennett |
| 8. <u>Director Reports</u> | |
| 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. <u>Financial Report</u> | |
| a. Acceptance – Financial Statements, YTD/March 31, 2022 * | Shanahan |
| 10. <u>Committee Reports</u> | |
| a. Finance | Borghesi |
| b. Gate Entry | Corbitt |
| c. Governance | Kaskie |
| d. Land Use Management (LUM) | Thomson |
| e. Maintenance, Enhancement and Major Projects | Sharp |

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| f. Safety, Security and Transportation | Johnson |
| g. Sea Pines Forest Preserve Foundation Advisory Board | Miner |
| h. Short Term Rental | Ellis |
| i. Strategic Planning | Pardue |
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| 11. <u>Unfinished Business</u> | |
| a. Update/Approval – Sea Pines CSA Committee Charters, 2022 * | Movshin |
| b. Update - Sea Pines CSA Revenue Sources Proposal | Movshin |
| c. Update – Board Member Conflict of Interest Policy/Disclosure | Movshin |
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| 12. <u>New Business</u> | |
| a. Approval – Amendment, Gate Entry Policy, May 19, 2022 * | Movshin |
| b. Approval – Amendment, Land Use Rules and Regulations, May 19, 2022 * | Movshin |
| c. Approval – Amendment, Sea Pines CSA Bylaws, May 19, 2022 * | Movshin |
| d. Ratify Approval – Encroachment Agreement, Sea Pines Baynard Cove Club Villas Horizontal Property Regime XII, #A-403 * | Movshin |
| e. Ratify Approval – Encroachment Agreement, Gull Point, Lot 35 * | Movshin |
| f. Ratify Approval – Encroachment Agreement, Harbour Town Townhouse Sites, Lot 8, Block H | Movshin |
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| 13. <u>Adjournment</u> | Movshin |

Q & A Session

* Denotes Action Item