

## Sea Pines CSA May 19, 2022, Board of Directors Meeting Recap

At the Sea Pines CSA Board of Directors meeting held on Thursday, May 19, 2022, the Board received operational updates from Sea Pines CSA staff directors, a financial update, Committee updates, and an update on the Sea Pines Revenue Sources Proposal.

## Sea Pines CSA Board of Directors Meeting Video Available

[Click here](#) to view the full live-streamed Board Meeting or click the links below to be taken directly to that portion of the meeting.

### Timestamps of Board Meeting:

- [Board Meeting Reconvenes, 10:00 a.m.](#)
- [Ratify Approval – Board of Directors Meeting Minutes, Sea Pines CSA Board of Directors Meeting Minutes, March 29, 2022](#)
- [Chair Remarks](#)
- [President Remarks](#)
- [Director Reports](#)
- [Financial Report](#)
- [Committee Reports](#)
- [Unfinished Business - Update – Sea Pines Revenue Sources Proposal](#)
- [New Business](#)
- [Adjournment](#)
- [Q & A Session](#)

### The Sea Pines CSA Board of Directors Approved the Following Resolutions:

- Resolution for 3a. **Approval – Sea Pines CSA 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 – Sea Pines CSA Board of Director Meeting Minutes, March 29, 2022:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the Sea Pines CSA Board of Director Meeting [Minutes, March 29, 2022](#), as finalized by email”.
- Resolution for 9a. **Acceptance – Financial Statements, YTD/March 31, 2022:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Finance Committee, accepts the [Financial Statements, YTD/March 31, 2022](#), as presented”.
- Resolution for 11a. **Approval – Sea Pines CSA Committee Charters, 2022:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Sea Pines CSA Committee Charters, 2022: Governance, Maintenance/Enhancements and Major Projects, Short Term Rentals and Strategic Planning, as presented”.
- Resolution for 12a. **Approval – Amendment, Sea Pines CSA Gate Entry Policy, May 19, 2022:**

**“RESOLVED**, Community Services Associates, Inc., Board of Directors, approves amendment to the Sea Pines CSA Gate Entry Policy, May 19, 2022, to increase the Commercial Vehicle Daily, Weekly and Annual Gate Fees, effective July 1, 2022, as follows:

- Annual Decals: Two (2) Axle Commercial, \$250; Three (3) Axle Commercial, \$350 and Three (3) + Axle Commercial, \$450;
- Daily Gate Pass: Commercial Daily Pass – Two (2) Axle Vehicle, \$15; Commercial Daily Pass – Three (3) Axle Vehicle, \$35 and Commercial Daily Pass – Three (3) + Axle Vehicle, \$40.
- Weekly Gate Pass: Commercial Weekly Pass – Two (2) Axle Vehicle, \$60; Commercial Weekly Pass – Three (3) Axle Vehicle, \$140 and Commercial Weekly Pass – Three (3) + Axle Vehicle, \$160.
- Since these rate increases are subject to certain third party approvals, they shall become effective on the later of July 1, 2022, or the ten (10) days following the first date on which all required third party approvals have been obtained.

**FURTHER**, Page 1, Section 1.2 Procedure, 1.2.1 General, d) to read as follows:

- A US Driver’s License, proof of vehicle insurance and current vehicle registration must be valid to receive a vehicle deal. Driver licenses that state: “International Driver’s License” are not permitted and cannot be accepted in substitute of a valid US driver’s license. Decals will be issued only for vehicles registered in the authorized driver’s name. Those who drive a company owned car must provide written verification from the company stating that they are the sole driver of the company-owned vehicle”.

Resolution for 12b. **Approval – Amendment, Sea Pines CSA Land Use Rules and Regulations, May 19, 2022:**

**“RESOLVED**, Community Services Associates, Inc., Board of Directors, approves amendment to Sea Pines Land Use Rules and Regulations for Residential Property Owners, Long Term and Short Term Tenants described in **Exhibit “A”** attached hereto and made a part hereof”.

Resolution for 12c. **Approval – Amendment, Sea Pines CSA Bylaws, May 19, 2022:**

**“RESOLVED**, Community Services Associates, Inc., Board of Directors, approves amendment to the Sea Pines CSA Bylaws, May 19, 2022, as follows:

- Article V, Section 1(j) is deleted in its entirety and replaced with the following: “(j) Determine, levy, and collect assessments, contributions, and/or fees and charges from Members or non-member entities and individuals that have access rights to Sea Pines.”
- A new Article IX shall be inserted with the new title of “Failure to Pay Fees/Assessments; Imposition of Liens” and shall provide as follows: “Section 1. Enforcement. Notwithstanding anything contained in these Bylaws, the Board of Directors shall have the right to exercise any remedy available to it under the law or in equity to enforce these Bylaws, including, without limitation, the collection of delinquent fees, charges, contributions, or assessments. Without limiting the foregoing, in the event Member shall fail to pay any fee, charge, contribution, or assessment when due, said Member shall be deemed delinquent and any delinquent amount shall accrue interest at the default rate set by the Board of Directors until paid in full. If any fee, charge, contribution, or assessment remains outstanding and delinquent for more than thirty (30) days following delivery of written notice of such delinquency by CSA, the Board may, in addition to all other remedies available to it, place a lien on

the delinquent Member's Sea Pines Residential Land or Business Land as the case may be in the amount of the delinquency plus interest, late fees, and reasonable attorneys' fees."

- Former Article IX "General Provisions" shall be renumbered as Article X and restated in its entirety.
- Any capitalized terms not otherwise defined herein shall have the meanings set forth in the Bylaws".

Resolution for 12d. **Ratify Approval – Encroachment Agreement, Sea Pines Baynard Cove Club Villas Horizontal Property Regime XII, #A-403:**  
"RESOLVED, Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, Sea Pines Baynard Cove Club Villas, Horizontal Property Regime XII, #A-403, as evidenced by the as-built survey, Surveying Consultants, Inc., Terry G. Hatchell, Registered Land Surveyor, October 20, 2021, onto Sea Pines CSA open space, as finalized by email".

Resolution for 12e. **Ratify Approval – Encroachment Agreement, Gull Point, Lot 35:**  
"RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, Gull Point, Lot 35, as evidenced by the as-built survey Nandina, Inc. dba Sea Island Land Survey, Inc., Justin R. Kesselring Professional Land Surveyor, March 11, 2022, into Sea Pines CSA open space, as finalized by email".

Resolution for 12f. **Ratify Approval – Encroachment Agreement, Harbour Town Townhouse Sites, Lot 8, Block H:**  
"RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, Harbour Town Townhouse Sites, Lot 8, Block H, as evidenced by the as-built survey, Nandina, Inc., dba Sea Island Land Survey, Inc., Justin R. Kesselring Professional Land Surveyor, January 20, 2022 and updated March 28, 2022, into Sea Pines CSA open space, as finalized by email

## **Exhibit "A"**

### **AMENDMENT TO SEA PINES LAND USE RULES AND REGULATIONS FOR RESIDENTIAL PROPERTY OWNERS, LONG TERM AND SHORT TERM TENANTS**

#### **Part III. Rental Property Business Registration.**

##### **1. Registration.**

Effective January 1, 2023 any Member of CSA that rents or leases any Residential Property must first register such rental property (herein a "Rental Property") with the CSA Director of Finance and pay an annual registration fee ("Rental Property Business Registration Fee"), the amount of which shall be determined and published prior to the first day of each year by the CSA Board of Directors. These fees will be used to increase and enhance the security, maintenance, and land use management services, the need for which is in large measure due to the continued growth in the number of Residential Properties being held for renting or leasing.

##### **2. Registration Fee.**

For calendar year 2023, the Rental Property Business Registration Fee shall be based on the number of bedrooms advertised as available for rent in the Rental Property, as follows:

- |   |        |
|---|--------|
| a. For 1 or 2 bedroom properties:         | \$300  |
| b. For 3 or 4 bedroom properties:         | \$700  |
| c. For properties with 5 or more bedrooms | \$1000 |

##### **3. Enforcement of Fee Obligations.**

Failure by a Member engaging in rental of a Rental Property to pay the Rental Property Business Registration Fee may result in the Member's loss of certain privileges, the imposition of fines, and the filing of liens against the applicable Residential Property, in each case as more particularly determined from time to time by the Board of Directors and published in these Land Use Rules and Regulations.