



**Sea Pines Community Services Associates, Inc. (CSA)**  
**Board of Directors Meeting**  
Videoconference  
Tuesday, November 15, 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, September 27, 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/September 30, 2022 *                                     | Shanahan        |
| b. Approval – Adoption, Auditor, Sea Pines CSA Financial Statements YE/2022 *                      | Shanahan        |
| c. Approval – Assessment, 2023, Residential Property Owner *                                       | Shanahan        |
| d. Approval – Budget, 2023 *   | 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   |
| f. Safety, Security and Transportation  | Johnson |
| g. Sea Pines Forest Preserve Foundation Advisory Board  | Miner   |
| h. Short Term Rental  | Ellis   |
| i. Strategic Planning   | Pardue  |
| <br>  |         |
| 11. <u>Unfinished Business</u>  |         |
| a. Update - Sea Pines CSA Revenue Sources Proposal  | Movshin |
| <br>  |         |
| 12. <u>New Business</u>   |         |
| a. Ratify Approval – Appointment, Sea Pines CSA Board of Directors, Class “B” Vacancy *           | Movshin |
| b. Appointment – Chair, Sea Pines CSA Officers Nominating Committee, 2023                         | Movshin |
| c. Approval – Sea Pines CSA Document Retention and Destruction Policy, November 15, 2022, Draft * | Movshin |
| d. Approval – Boys and Girls Club Pedal Event, Sea Pines Community *                              | Movshin |
| e. Approval – Amendment, Gate Entry Policy, November 15, 2022, Draft *                            | Movshin |
| f. Ratify Approval – Encroachment Agreement, West Royal Tern, Lot 2 *                             | Movshin |
| <br>  |         |
| 13. <u>Adjournment</u>  | Movshin |

Q & A Session

\* Denotes Action Item