



**Sea Pines Community Services Associates, Inc. (CSA)**  
**Board of Directors Meeting**  
Videoconference  
Tuesday, November 15, 2022, 9:30 a.m.

**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, September 27, 2022:**  
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the Sea Pines CSA Board of Director Meeting Minutes, September 27, 2022, as finalized by email”.
- Resolution for 9a. **Acceptance – Financial Statements, YTD/September 30, 2022:**  
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Finance Committee, accepts the Financial Statements, YTD/September 30, 2022, as presented”.
- Resolution for 9b. **Approval – Adoption, Auditor, Sea Pines CSA Financial Statements YE, 2022:**  
“**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, 2022”.
- Resolution for 9c. **Approval – Assessment, 2023; Residential Property Owner:**  
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves an increase over the 2022 Assessment, bringing the 2023 Residential Property Owners Annual Assessment, on an improved lot, from \$1,752 to \$1,887 (\$600 and \$647, respectively, represent the Critical Infrastructure portion of the Assessment) and the 2023 Residential Property Owners Annual Assessment, on an unimproved lot, from \$1,046 to \$1,127 (\$360 and \$388, respectively, represent the Critical Infrastructure portion of the Assessment)”.
- Resolution for 9d. **Approval – Budget, 2023:**  
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves Budget, 2023, as presented”.

- Resolution for 12a. **Ratify Approval – Appointment, Sea Pines CSA Board of Directors, Class “B” Vacancy:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Class “B” Directors, ratifies the vote to approve appointment of Bob Gossett, as Owner of Catwalk, LLC, to fill the vacancy on the Board of Directors as a Class “B” Member, effective immediately, through December 31, 2024”.
- Resolution for 12c. **Approval – Sea Pines CSA Document Retention and Destruction Policy, November 15, 2022, Draft:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Sea Pines CSA Document Retention and Destruction Policy, November 15, 2022, Draft, as presented”.
- Resolution for 12d. **Approval – Boys and Girls Club Pedal Event, Sea Pines Community:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves a segment of the Boys and Girls Club Pedal Event, May 7, 2023, to take place in the Sea Pines Community,
- Resolution for 12e. **Approval – Amendment, Sea Pines CSA Gate Entry Policy, November 15, 2022, Draft:**  
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves amendment to the Sea Pines CSA Gate Entry Policy, November 15, 2022, Draft, as presented”.
- Resolution for 12f. **Ratify Approval – Encroachment Agreement, West Royal Tern, Lot 2:**  
“RESOLVED, Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, West Royal Tern, Lot 2, as evidenced by as-built survey, Survey Consultants, Inc., Terry G. Hatchell, Registered Land Surveyor, January 6, 2022, onto Sea Pines CSA open space, as finalized by email”.