



Sea Pines Community Services Associates, Inc. (CSA)
Board of Directors Meeting
Videoconference
Tuesday, September 27, 2022, 9:00 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, May 19, 2022; Sea Pines CSA Membership Annual Meeting Minutes, May 3, 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/July 31, 2022 * | Shanahan |
| b. Approval – Amendment, Budget, 2022 * | Shanahan |
| 10. <u>Committee Reports</u> | |
| a. Finance | Borghesi |
| b. Gate Entry | Corbitt |
| c. Governance | Kaskie |

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| 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 |
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| 11. <u>Unfinished Business</u> | |
| a. Update - Sea Pines CSA Revenue Sources Proposal | Movshin |
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| 12. <u>New Business</u> | |
| a. Announcement – Sea Pines CSA Board of Directors Nominating Committee Results, Class “A”, 2022 | Johnson |
| b. Announcement – Sea Pines CSA Board of Directors Nominating Committee Results, Class “B”, 2022 | Kaskie/Sigmon |
| c. Approval – Amendment, Sea Pines CSA Gate Entry Policy, September 27, 2022 * | Movshin |
| d. Approval – Sea Pines CSA Board of Directors/Committee Meeting Schedule, 2023 * | Movshin |
| e. Approval – Sea Pines CSA Committee Meeting Minutes Website Posting, Timeline * | Movshin |
| f. Ratify Approval – Encroachment Agreement, Baynard Cove, Lot F * | Movshin |
| g. Ratify Approval – Encroachment Agreement, Baynard Cove, Lot 29 * | Movshin |
| h. Ratify Approval – Encroachment Agreement, Twin Pines, Lot 29 * | Movshin |
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| 13. <u>Adjournment</u> | Movshin |

Q & A Session

* Denotes Action Item