



Sea Pines Community Services Associates, Inc. (CSA)
Board of Directors Meeting
Videoconference
Tuesday, September 27, 2022, 9:00 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, May 19, 2022; Sea Pines CSA Membership Annual Meeting Minutes, May 3, 2022:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the Sea Pines CSA Board of Director Meeting Minutes, May 19, 2022; Sea Pines CSA Membership Annual Meeting Minutes, May 3, 2022, as finalized by email”.
- Resolution for 9a. **Acceptance – Financial Statements, YTD/July 31, 2022:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Finance Committee, accepts the Financial Statements, YTD/July 31, 2022, as presented”.
- Resolution for 9b. **Approval – Amendment, Budget, 2022:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Finance Committee, approves amendment to Budget, 2022, in the amount of \$340,000, to cover the cost of the mill and repave of Greenwood Drive from the Sea Pines Circle to Club Course Drive”.
- Resolution for 12c. **Approval – Amendment, Sea Pines CSA Gate Entry Policy, September 27, 2022:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, approves amendment to the Sea Pines CSA Gate Entry Policy, September 27, 2022, as recommended by the Gate Entry Committee, to read as follows:
- Part 1/Sea Pines Issued Passes, Section 1.2 Procedure, 1.2.6 b, Commercial Vendor Decal: Vehicles with commercial decals or

commercial passes are not permitted in Sea Pines on the following days: Sundays, New Year's Day, Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Day After Thanksgiving, Christmas Eve and Christmas Day. This restriction does not apply to pool companies, housekeeping companies and deliveries to commercial entities;

- Part 1/Sea Pines Issued Passes, Section 1.2 Procedure, 1.2.6 c, Commercial Vendor Decal: Commercial decals that permit 24hr access into Sea Pines can only be issued to select businesses approved by the Director of Security i.e., fishing charters, pool companies and residential and commercial maintenance;
- Part 2/Residential Property Owners, Section 2.1 Policy, 2.1.2 Multiple Owner Properties: Properties with multiple owners, e.g., residential properties titled to an LLC or Trust. Only the Trustee(s) of a Trust are considered residential property owners (this does not include Successor Trustees or Beneficiaries). Only members of an LLC are considered residential property owners (this does not include the “agent” or “manager” of the LLC). Each residential property owner listed on a multi-owned property will be limited to one (1) property owner decal and property owner photo ID card each, not to exceed fourteen (14) owners/members. If LLC or Trust consist of husband/wife ownership – issue up to four (4) Property Owner decals total. Dependent ID cards and relative decals may be issued for multi-owned properties;
- Part 2/Residential Property Owners, Section 4.4 Hilton Head Plantation, 4.4.1 Policy: Sea Pines and Hilton Head Plantation share a reciprocal covenant alliance whereby each community recognizes the other RPO decal and allows entry into each other's community. This reciprocal agreement does not apply to Hilton Head Plantation Property Owner I.D. cards. Authorized clearance issued under this section does not give Hilton Head Plantation Property Owners the privilege to use Sea Pines Property Owner amenities, fish in lagoons, use beach access and parking facilities or to access Sea Pines for business/commercial purposes;
- Part 2/Residential Property Owners, Section 4.4 Hilton Head Plantation, 4.4.2 Procedures: Complimentary access into Sea Pines is permitted daily during the hours of 7 a.m. – 1 a.m., with the Hilton Head Plantation Property Owner Decal affixed to the vehicle windshield. This type of decal only authorizes access into Sea Pines for leisure purposes. A Commercial Decal is required for accessing Sea Pines for Business/Commercial work;

- Part 3/Commercial Property Owners, Section 3.1 Policy, 3.1.5 Retail Customers: General: Business passes will not be issued to retail customers except for those customers returning to Sea Pines for fittings, warranty work, returning merchandise, etc. Sea Pines commercial tenants and property owners may use a Customer Code (C-Code) to schedule complimentary passes for their customers. No more than two hundred and fifty (250) daily passes can be scheduled using the C-Code in one (1) calendar year. Once the commercial tenant has exhausted the number of customer passes issued, their customers are required to pay the standard Sea Pines entry fee for the remainder of the year.

- Resolution for 12d. **Approval – Sea Pines CSA Board/Committee Meeting Schedule, 2023:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves the Sea Pines CSA Board/Committee Meeting Schedule, 2023, as presented”.
- Resolution for 12e. **Approval – Sea Pines CSA Committee Meeting Minutes Website Posting, Timeline:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Governance Committee, approves Sea Pines CSA Committee Meeting Minutes be posted to the Sea Pines Living Website, upon simple majority of Committee Members approval”.
- Resolution for 12f. **Ratify Approval – Encroachment Agreement, Baynard Cove, Lot F:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, Baynard Cove, Lot F, as evidenced by the as-built survey Surveying Consultants, Inc., Terry G. Hatchell Registered Land Surveyor, May 19, 2022, into CSA open space, as finalized by email”.
- Resolution for 12g. **Ratify Approval – Encroachment Agreement, Baynard Cove, Lot 29:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, Baynard Cove, Lot 29, as evidenced by the as-built survey Nandina, Inc., d.b.a. Sea Island Land Survey, Inc., Justin R. Kesselring Professional Land Surveyor, June 13, 2022, into CSA open space, as finalized by email”.
- Resolution for 12h. **Ratify Approval – Encroachment Agreement, Twin Pines, Lot 29:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, Twin Pines, Lot 29, as evidenced by as-built survey, T-Square Surveying Company, LLC William J. Smith, Registered Land Surveyor, January 12, 2022, onto CSA open space, as finalized by email”.