

Sea Pines CSA Board of Directors Meeting Held May 20, 2025

Meeting Agenda: [Click here](#)

Sea Pines CSA Board of Directors Meeting Video

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

Timestamps of Board Meeting:

- [Chair Remarks](#)
- **Management Reports:**
 - [Communications](#)
 - [Community Infrastructure](#)
 - [Community Maintenance](#)
 - [Finance and Administration](#)
 - [Operations and Special Projects](#)
 - [Safety, Security and Transportation](#)
- [Traffic Task Force Report](#)
- [Treasurer's Report](#) - Click [here](#) to view the slide deck
- [New Business](#)
- [Q & A Session](#)

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

- Resolution for 3a.** Approval – SPCSA 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 – [SPCSA Board of Directors Meeting Minutes, March 18, 2025](#): "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the SPCSA Board of Directors Meeting Minutes, March 18, 2025, as finalized by email".
- Resolution for 10b.** Acceptance – [SPCSA Audited Financial Statements, YE/December 31, 2024](#): "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, accepts SPCSA audited financial statements, YE/December 31, 2024, as presented".
- Resolution for 10c.** Acceptance – [SPCSA Financial Statements, YTD/March 31, 2025](#): "RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, accepts SPCSA financial statements, YTD/March 31, 2025, as presented".
- Resolution for 12a.** Approval – Amendment, [SPCSA Community Standards, Rules and Regulations, May 20, 2025](#), Draft: "RESOLVED, Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves amendment to the SPCSA Community Standards, Rules and Regulations, May 20, 2025, Draft, Page 4, Section 4. Landscaping Maintenance, Developed Property, Rule 4.3, to read "Ground cover (e.g.,

mulch, pine straw) shall be applied periodically to maintain a neat, clean appearance. Ground (e.g., dirt) shall not be left exposed without landscaping or ground cover. Ground cover materials not fully distributed within three (3) weeks of delivery to the Property may be considered vegetative debris. Fallen leaves are permitted as landscaping ground cover, but shall be maintained to a neat, clean appearance.", as presented".

Resolution for 12b. Ratify Approval – Encroachment Agreement, 6 Black Tern Road, Audubon Pond, Lot 51: "RESOLVED, Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, 6 Black Tern Road, Audubon Pond, Lot 51, as evidenced by as-built survey, Surveying Consultants, Inc., Terry G. Hatchell, Registered Land Surveyor, November 6, 2023, onto SPCSA open space, as finalized by email".

Resolution for 12c. Ratify Approval – Encroachment Agreement, 15 Black Tern Road, Audubon Pond, Lot 86: "RESOLVED, Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the Encroachment and Temporary Non-Exclusive, Revocable Easement Agreement, 15 Black Tern Road, Audubon Pond, Lot 86, as evidenced by as-built survey, Surveying Consultants, Inc., Terry G. Hatchell, Registered Land Surveyor, March 26, 2025, onto SPCSA open space, as finalized by email".