



Sea Pines Community Services Associates, Inc. (SPCSA)

SPCSA Annual Meeting of Members

May 5, 2026

The SPCSA Annual Meeting of Members, was held on Tuesday, May 5, 2026, via webinar.

Present from SPCSA Board of Directors, were: Bill Johnson, Chair; Cary Corbitt, Secretary; Lee Ann Leahy, Treasurer

Present from SPCSA Staff, were: Sam Bennett, President/CEO; Victoria Shanahan, Vice President/CFO; Shawn Colin, Vice President/COO; Stephanie Fera, Communications Manager; Sandra Archer, Senior Executive Assistant to President/CEO

Call to Order

Mr. Johnson, Chair, called the meeting to order at 10:00 a.m., Eastern time.

Establishment of Quorum

Mr. Corbitt, Secretary, announced that quorum was established with 33.2% proxies returned.

SPCSA Board of Directors Report – Chair Johnson

Chair Remarks;

- Sea Pines is a strong, vibrant community where residents take pride in their homes, come together to solve challenges, and celebrate shared successes;
- The Board of Directors, CSA President and team, along with Strategic Partners, have worked collaboratively to strengthen and support a successful community;
- The Annual Meeting of the Members provides an opportunity to reflect on accomplishments, recognize the dedication and effort behind them, and look ahead to building on that momentum for the future.

Recognition – Outgoing Board Members, 2025

Chair Johnson recognized and extended appreciation to the following retired SPCSA Board of Director Members, for their terms of service: Class “A”, David Ellis, Lee Ann Leahy, (re-elected, 2026), David Pardue; Class “B”, Rick Ray (re-elected, 2026).

Introduction – New Board Members, 2026

Chair Johnson acknowledged and welcomed newly elected Board Members. Class “A” Members: Joseph Dubois, Lee Ann Leahy, Lori Wellinghoff. Class “B” Member: Rick Ray. Members to serve a three (3) year term, beginning January 1, 2026, through December 31, 2028.

Announcement – SPCSA Nominating Committee Members, Classes “A and B”, 2026

Chair Johnson announced SPCSA Nominating Committee Members, 2026. Class “A” Chair: Tom Sharp; Members: Jessica Haire, Lee Ann Leahy. Class “B”, Chair: Philip Smith; Members: Bob Gossett, Rick Ray.

Announcement – SPCSA Date of Record, Election, 2026

Chair Johnson announced the Date of Record, Election, 2026: October 1, 2026.

Treasurer Report – Lee Ann Leahy

Treasurer Review and Discussion: Independent Audit Status; Year End Balance Sheets/Results of Operations Trends; Major Repairs and Replacement Expenses Through 2025; Critical Infrastructure Collections and Spending Recap/Projections Through Year End 2028; Capital Plan for 2026 – 2028.

- Independent Audit Status: Annual Audit, 2025, completed by Elliott Davis, LLC. No adjustments, errors, internal control issues, found. Litigation matter pending. Upon resolution, final financial statements to be issued and final results reported to the Board;
- Year End Balance Sheets/Results of Operations Trends: Strong cash/investments position, maintained. Consistent collections. No external debt, \$5 million line of credit available. Strong capital reserves, mandated by Board policies. Comparison of Income Statements. Revenue and Expense trends from 2024 – 2025, driven by: rental registration fees, residential and commercial assessments, gate entry and permit fees, general and administrative;
- Major Repairs and Replacement Expenses Through 2025: Major repairs and replacements, 2025, included: roadways, bridges, boardwalks, leisure trails, stormwater and facilities. Projects not completed in 2025, to realize savings. Proposed Budget amendment, 2026, forthcoming. In excess of \$1,000,000 in funds, to roll over from 2025 into 2026;
- Critical Infrastructure Collections and Spending Recap/Projections Through Year End 2028, included: drainage projects, reconstruction/North Sea Pines Drive/South Sea Pines Drive/Greenwood Drive/Lighthouse Road, new leisure trail/Lighthouse Road, Deer Island bridge replacement. Funded through Critical Infrastructure and Operations.
- Capital Plan for 2026 – 2028: Update to three year capital spending plan, in progress. Refined engineering estimates for future projects, in process. Updated funding policy for capital reserve study, 2025, pending recommendation.

President Remarks – Sam Bennett

President Remarks:

- Strong leadership, strategic investment and collaboration, positioned 2025 as a year of meaningful progress and long-term impact. Major infrastructure improvements, enhanced operations and strong partnerships, marked the year;
- Infrastructure Improvement Projects: Board prioritized funding for critical infrastructure; Sea Pines Drive stormwater project, completed; Otter Road/Fawn Lane, full pipe replacement, launched; advanced Harbour Town improvements with coordinated golf course closure; strengthened stormwater maintenance/bank stabilization and stormwater control structure agreement, finalized with Town of Hilton Head Island;
- Community Initiatives: modernized gate systems/credit card capability; expanded Member Services through Community Connections Center; Technology Task Force established; Community quarterly updates available, via website; CSA staff retention rate increased to 80%;

- Sea Pines Forest Preserve Stewardship: ongoing fundraising efforts; Sea Pines Resort donation/transfer of Fish Island, to Sea Pines Forest Preserve, enabling community improvements;
- Appreciation extended to SPCSA Staff, David Ellis, Steve Birdwell and the Goodwin Family/Sea Pines Resort, for their leadership and support, along with the valued partnership with the Town of Hilton Head Island;
- Strategic investment, strong governance and collaboration drove measurable progress and position for the organization for continued success.

Adjournment

With no further business to come before the Membership, Chair Johnson adjourned the meeting at 10:25 a.m. The next scheduled Annual Meeting of the SPCSA Membership, to be held via webinar. Date to be determined.

Respectfully Submitted,



Cary Corbitt
Secretary