



Sea Pines Community Services Associates, Inc. (SPCSA)
Board of Directors Meeting
SPCSA Administration Building, Conference Room
175 Greenwood Drive, Hilton Head Island, South Carolina 29928
In Person/Videoconference
Tuesday, May 19, 2026, 9:30 a.m.

Agenda

- 1. Call to Order Johnson
- 2. Establishment of Quorum Leahy
- 3. Move to Executive Session
 - a. Approval – SPCSA Board of Directors Move to Executive Session * Johnson
- 4. Move to Reconvene, 10:00 a.m.
 - a. Approval – SPCSA Board of Directors Move to Reconvene * Johnson
 - b. Approval - Possible Actions Related to Executive Session * Johnson
- 5. Chair Remarks Johnson
- 6. President Remarks Bennett
- 7. Ratify Approval – SPCSA Board of Directors Meeting Minutes, March 3, 2026; SPCSA Annual Meeting Minutes, May 5, 2026 * Leahy
- 8. Management Reports
 - a. Communications Fera
 - b. Community Infrastructure Shanahan
 - c. Community Maintenance Mayse
 - d. Finance and Administration Shanahan
 - e. Operations and Special Projects Colin
 - f. Safety, Security and Transportation Count
 - g. Sea Pines Forest Preserve Henderson
- 9. Treasurer Report
 - a. Discussion – SPCSA Year End 12/31/2025, Financial Statements and Audit Leahy
 - b. Discussion – SPCSA Year to Date 03/31/2026, Financial Statements Leahy
 - c. Approval – Amendment, SPCSA Major Repairs and Replacements Capital Budget, 2026 * Leahy

10. Unfinished Business

Johnson

11. New Business

a. Sea Pines Resort Update

McMackin

12. Adjournment

Johnson

Q & A Session

* Denotes Action Item



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Resolutions

- Resolution for 3a. **Approval – SPCSA Board of Directors Move to Executive Session:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, moves to Executive Session”.
- Resolution for 4a. **Approval – SPCSA Board of Directors Move to Reconvene:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, moves to reconvene, 10:00 a.m.”.
- Resolution for 4b. **Approval – Possible Actions Related to Executive Session:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, approves Board recommended actions, from Executive Session”.
- Resolution for 7. **Ratify Approval – SPCSA Board of Directors Meeting Minutes, March 3, 2026; SPCSA Annual Meeting Minutes, May 5, 2026:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the SPCSA Board of Directors Meeting Minutes, March 3, 2026; SPCSA Annual Meeting Minutes, May 5, 2026, as finalized by email”.
- Resolution for 9c. **Approval – Amendment, SPCSA Major Repairs and Replacements Capital Budget, 2026:**
“RESOLVED, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves amendment to SPCSA Major Repairs and Replacements Capital Budget, 2026, to include \$1,656,610, as presented”.