



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, September 22, 2026, 9:30 a.m.

Agenda

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| 1. <u>Call to Order</u> | Johnson |
| 2. <u>Establishment of Quorum</u> | Corbitt |
| 3. <u>Approval – Appointed, SPCSA Board of Directors Class “A” Member, Vacancy *</u> | Johnson |
| 4. <u>Move to Executive Session</u>
a. Approval – SPCSA Board of Directors Move to Executive Session * | Johnson |
| 5. <u>Move to Reconvene, 10:00 a.m.</u>
a. Approval – SPCSA Board of Directors Move to Reconvene * | Johnson |
| b. Approval - Possible Actions Related to Executive Session * | Johnson |
| 6. <u>Chair Remarks</u> | Johnson |
| 7. <u>President Remarks</u> | Bennett |
| 8. <u>Ratify Approval – SPCSA Board of Directors Meeting Minutes, May 19, 2026; SPCSA Board of Directors Special Meeting Minutes, May 29, 2026 *</u> | Corbitt |
| 9. <u>Management Reports</u>
a. Communications | Fera |
| b. Community Infrastructure | Fredericks |
| 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 |
| 10. <u>Treasurer Report</u>
a. Approval – Acceptance, SPCSA Audited Financial Statements, YE/December 31, 2025 * | Leahy |

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| b. Approval – Acceptance, SPCSA Financial Statements,
YTD/July 31, 2026 * | Leahy |
| c. Approval – Amendment, SPCSA Budget 2026, Deer Island/Lighthouse
Road * | Leahy |
| d. Update – SPCSA Critical Infrastructure Plan | Leahy |
| e. Approval – Amendment, SPCSA Investment Policy, September 22, 2026 * | Leahy |
| f. Approval – SPCSA External Auditor Selection * | Leahy |
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11. <u>Unfinished Business</u> |
Johnson |
| 12. <u>New Business</u> | |
| a. Announcement – SPCSA Board of Directors Nominating Committee
Results, Class “A”, 2026 | Johnson |
| b. Announcement – SPCSA Board of Directors Nominating Committee
Results, Class “B”, 2026 | Johnson |
| c. Approval – Amendment, SPCSA Gate Entry Policy,
September 22, 2026, Draft * | Johnson |
| d. Approval – Amendment, SPCSA Community Standards, Rules and
Regulations, September 22, 2026, Draft, * | Johnson |
| e. Approval – SPCSA Board of Directors/Committee Meeting Schedule,
2027, Draft * | Johnson |
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13. <u>Adjournment</u> | |

Q & A Session

* Denotes Action Item



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Resolutions

- Resolution for 3. **Approval – Appointed, SPCSA Board of Directors Class “A” Member, Vacancy:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, Class “A” Members, approved appointment of Jennifer C. Wolfe, to fill the Class “A” vacancy on the SPCSA Board of Directors. Term: September 22, 2026, through December 31, 2028”.
- Resolution for 4. **Approval – SPCSA Board of Directors Move to Executive Session:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, move to Executive Session”.
- Resolution for 5a. **Approval – SPCSA Board of Directors Move to Reconvene:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, move to reconvene, 10:00 a.m.”.
- Resolution for 5b. **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 8. **Ratify Approval – SPCSA Board of Directors Meeting Minutes, May 19, 2026; SPCSA Board of Directors Special Meeting Minutes, May 29, 2026:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies approval of the SPCSA Board of Directors Meeting Minutes, May 19, 2026; SPCSA Board of Directors Special Meeting Minutes, May 29, 2026, as finalized by email”.
- Resolution for 10a. **Approval – Acceptance, SPCSA Audited Financial Statements, YE/December 31, 2025:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves/accepts SPCSA audited financial statements, YE/December 31, 2025, as presented”.

- Resolution for 10b. **Approval – Acceptance, SPCSA Financial Statements, YTD/July 31, 2026:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, accepts SPCSA financial statements, YTD/July 31, 2026, as presented”.
- Resolution for 10c. **Approval – Amendment, SPCSA Budget, 2026, Deer Island/Lighthouse Road:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approved amendment to the SPCSA Budget, 2026. Amendment includes an increase of \$1,097,577, from Critical Infrastructure funds, for Lighthouse Lane Reconstruction, Phase Four (\$636,552) and Lighthouse Road Engineering and Design (\$461,025). Additional funds for the major repair of the Deer Island Bridge will come from rescheduling other projects into future years, as presented”.
- Resolution for 10e. **Approval – Amendment, SPCSA Investment Policy, September 22, 2026:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves amendment to the SPCSA Investment Policy, September 22, 2026, as presented”.
- Resolution for 10f. **Approval - SPCSA External Auditor Selection:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, accepts the appointment of WithumSmith+Brown, PC, as external auditor and tax provider, for the 2026 calendar year, as presented”.
- Resolution for 12c. **Approval – Amendment, SPCSA Gate Entry Policy, September 22, 2026, Draft:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves amendment to the SPCSA Gate Entry Policy, September 22, 2026, Draft, as presented”.
- Resolution for 12d. **Approval – Amendment, SPCSA Community Standards Rules and Regulations, September 22, 2026, Draft:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves amendment to the SPCSA Community Standards Rules and Regulations, September 22, 2026, Draft, as presented”.

Resolution for 12e. **Approval – SPCSA Board of Directors/Committee Meeting Schedule, 2027, Draft:**
“**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves the SPCSA Board of Directors/Committee Meeting Schedule, 2027, Draft, as presented”.