Sea Pines
COMMUNITY SERVICES ASSOCIATES

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, November 17, 2026, 9:30 a.m.

Agenda

1. Call to Order	Johnson
2. Establishment of Quorum	Corbitt
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, September 22, 2026 *	Corbitt
8. Management Reports	
a. Communications	Fera
b. Community Infrastructure	Fredericks
c. Community Maintenance	Colin
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. Approval – Acceptance, SPCSA Financial Statements, YTD/September 30, 2026 *	Leahy
b. Approval – SPCSA Assessment, Residential Property Owner, 2027 *	Leahy
c. Approval – SPCSA Budget, 2027 *	Leahy
d. Update – SPCSA Critical Infrastructure Plan	Leahy
e. Ratify Approval – SPCSA Income Tax Return, Form 990,	Leahy

December 31, 2025 *

10. Unfinished Business — Johnson

11. New Business
    a. Appointment – Chair, SPCSA Officer Nominating Committee, 2027 — Johnson
    b. Report – Lighthouse Road Property Exchange, SPCSA/Sea Pines Resort — Colin
    c. Report - Beaufort County Referendum, 2026 — Colin
    d. Report – Election Results, 2026 — Colin
    e. Ratify Approval – Encroachment Agreement, 45 Gull Point Road, Lot 27 * — Johnson
    f. Update - Harbour Town Project — Birdwell

12. Adjournment

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, September 22, 2026:**
"**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the SPCSA Board of Directors Meeting Minutes, September 22, 2026, as finalized by email".

Resolution for 9a. **Approval – Acceptance, SPCSA Financial Statements, YTD/September 30, 2026:**
"**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, accepts SPCSA Financial Statements, YTD/September 30, 2026, as presented".

Resolution for 9b. **Approval – SPCSA Assessment, Residential Property Owner, 2027:**
"**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves an increase over the 2026 SPCSA Assessment, bringing the 2027 Residential Property Owners Annual Assessment, on an improved lot, from $2,065 to 2,142 ($734 represents the Critical Infrastructure portion of the Assessment) and the 2027 Residential Property Owners Annual Assessment, on an unimproved lot, from $1,233 to $1,279 ($440

represents the Critical Infrastructure portion of the Assessment), as presented".

Resolution for 9c. **Approval – SPCSA Budget, 2027:**
"**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, approves SPCSA Budget, 2027, as presented".

Resolution for 9e. **Ratify Approval – SPCSA Income Tax Return, Form 990, December 31, 2025:**
"**RESOLVED**, Sea Pines Community Services Associates, Inc., Board of Directors, as recommended by the Executive Committee, ratifies the vote on the approval of the SPCSA Income Tax Return, Form 990, December 31, 2025, as presented".

Resolution for 11e. **Ratify Approval – Encroachment Agreement, 45 Gull Point Road, Lot 27:**
"**RESOLVED**, Community Services Associates, Inc., Board of Directors, ratifies the vote on the approval of the encroachment agreement, 45 Gull Point Road, Lot 27, as evidenced by as-built survey, Christensen – Khalil Surveyors, Inc., Zyad A. Khalil Registered Land Surveyor, dated June 16, 2026, and revised July 12, 2026, onto SPCSA open space, as finalized by email."