

Community Service Associates, Inc.
Minutes of August 28, 2007 Board Meeting

President Carbiener called the August meeting of the CSA Board of Directors to order at 3:00 p.m., in the CSA Conference Room.

1. Roll Call

Present:	Wayne Carbiener	Bob Hattersley	Pat Jenkins
	George Minot	Kathy Carter	John McLauchlin
	Don Carlson	Bob Sowers	Jim Young
	Steve Birdwell	Norman Harberger	John Trunck
	Mike Lawrence		

Absent:	Joseph Fraser	Bob Gossett	Paul Aikman
	Gary Martin		

Staff:	Cary Kelley	William Leitner	Jeanne Pearse
--------	-------------	-----------------	---------------

2. Approval of the Meeting Minutes

Board members reviewed the July 24, 2007, meeting minutes. A motion was made by Mr. Minot and seconded by Mr. Hattersley to approve the minutes as amended. The motion was passed unanimously.

3. Report of the Executive Vice President - Cary Kelley

a. **Time Warner License Agreement** – A copy of Russell Patterson’s letter requesting CSA to join Hargray’s litigation against Time Warner and their Exclusive Franchise Agreement in Sea Pines was included in the Board package. The two issues to be decided were: First, whether to join the litigation which, if successful, would enable Hargray to add cable TV service in Sea Pines using their existing lines. Second, if we do join in the litigation, whether to use the law firm of Jones, Patterson, Simpson and Newton, P.A. which is representing the other litigants or to choose another legal representative.

Mr. Kelley pointed out that CSA’s agreement with Time Warner will expire in 2010, so we would be free to negotiate agreements with both Hargray and Time Warner at that time. If the CSA Board decides to join the litigation now, all the legal fees will be paid by Hargray whether we use Mr. Patterson’s office or another law firm.

Following extended discussion, Mr. Hattersley made a motion that CSA join the other gated communities in the Hargray vs. Time Warner litigation. The motion was seconded by Mr. Young and was passed by a vote of 8-4. Mr. Carbiener did not vote. Individual votes were as follows:

Against

Don Carlson
Bob Sowers
John Mclauchlin
George Minot

For

Norman Harberger
Pat Jenkins
Bob Hattersley
John Trunck
Kathy Carter
Mike Lawrence
Steve Birdwell
Jim Young

A motion was then made by Mr. Harberger to have CSA represented by the law firm of Jones, Patterson, Simpson and Newton, P.A. in Hargray vs Time Warner litigation. The motion was seconded by Mr. Hattersley and was unanimously passed.

b. Community Center Proposal – The Shops at Sea Pines submitted two new lease proposals that would provide expanded space for the Community Center. The proposals were distributed as information only until the Community Center Task Force has completed Phase II of their Community Center study.

c. CSA Property Deed For Land Parcel Adjacent to Fraser Field House – The deed to this parcel was included in the board package to provide the information on the parcel in the event a formal proposal is submitted for tennis courts on the Hilton Head Prep campus. Mr. Kelley noted that two regimes in the area had written letters objecting to any proposed construction of the tennis courts. Since no formal proposal has been submitted, the Board took no action on this matter.

d. Heritage Foundation Parking Proposal – The Heritage Classic Foundation submitted a letter outlining their reasons and need for additional parking during the Heritage Golf Tournament. The proposed parking site is in the Six Oaks Park area next to the cemetery. This was a formal request by the Foundation to obtain a sense of the willingness of the CSA Board to consider this idea. This parking area would be limited to people with VIP hang tags and employees, not the general public, and would operate only during daylight hours. Access would be from the existing tournament parking area under the utility lines; it would not use the cemetery entrance. The Heritage Foundation would provide any required funding.

Mr. Kelley said the ARB tree fund may be able to provide some trees that could be planted to buffer the parking area from the adjacent homes. He also suggested the possibility of trying this parking arrangement for the 2008 tournament, and withholding any extended approval until we see how it works out and what kind of feedback is received.

A lengthy discussion was held. Mr. Minot was against the idea and said property owners on Oak Court had already petitioned against any parking in this area. Mr. Harberger said we should not flatly reject a request from the Heritage Classic Foundation, an organization that contributes so much to the community. He felt the CSA Board should

at least give the idea reasonable consideration. Mr. Kelley was asked to bring a proposal to the next CSA Board meeting.

e. **Re-painting of Water Tower at Tower Beach** – Mr. Kelley said the project is scheduled to begin the first week of October. The usual sources will be used to notify residents: newsletter, website and, if available, community TV channel.

While this work is going on, the cell phone antennas will be relocated to a platform on top of the existing tower. The existing paint has to be removed. It is lead based, so a curtain will be used to prevent paint chips from falling onto adjacent properties. Once the project is complete, staff will coordinate tree mitigation with the Beautification Committee and the ARB.

f. **Recommendation for Limited Use of Recycling Bins on CSA Property** – Some residents have expressed concern over re-cycling containers not being available in common areas that have trash receptacles. Mr. Kelley has obtained some temporary recycling bins and they will be placed next to existing trash cans as a thirty day test.

4. Finances

a. **July Financial Statements** - The Board reviewed the current financial statements. The overall financial position remains favorable.

b. **2008 Budget Assumptions** – Budget assumptions were reviewed and no changes were suggested. Mr. Young outlined the timeline for the proposed budget being presented in October, with final approval at the November 19, 2007 meeting.

c. **Transfer of \$250,000 out of the Land Acquisition Fund** – The Finance Committee recommended transfer of \$250,000 in the Land Acquisition Fund into the Reserve Fund. Discussion was held on whether the funds could be still be used for land acquisition if needed. After receiving assurance that this could be done, Mr. Harberger made a motion to transfer the \$250,000 in the Land Acquisition Fund to the Reserve Fund. The motion was seconded by Mr. McLaughlin and was passed unanimously.

5. Discussion Topics

a. **Reserve Funding Task Force Update** – Mr. McLaughlin plans to have a preliminary report for the September meeting. He will e-mail it to the board before the next meeting and asked that it be placed on the agenda.

b. **Community Center Task Force Update** - Mrs. Carter said the Community Center survey questionnaire is in final form and will be mailed out to property owners.

c. **Executive VP Performance Goals & Performance Evaluation Process** – The Board authorized the Executive Committee to finalize the Executive VP's performance goals, taking into account suggestions submitted by several Board members. The Executive Committee was also asked to recommend to the full Board a recommended procedure for the Executive VP's annual performance evaluation.

6. Standing Committees

Standing Committee reports were included in the Board package.

7. Board Member's Comments

a. **Greenwood Drive Re-paving Project** - Mr. Lawrence suggested posting a “Your Assessment Dollars At Work” sign while the re-paving work on Greenwood Drive is being done.

b. **Sea Marsh Golf Course Name Change** – Mr. Birdwell reported that the new name of the former Sea Marsh will be “Heron Point by Pete Dye”. Saturday, September 15th has been set aside as a special day for adjacent property owners to play before the grand opening which is scheduled for the first week of November.

8. Adjournment

The meeting adjourned for the day at 4:55 p.m. The next scheduled meeting date is Tuesday, September 25, 2007, at 3:00 p.m., in the CSA Board Conference Room.

Respectfully submitted,

Norman Harberger
Secretary