

Association of Sea Pines Plantation Property Owners
Meeting Minutes
January 9, 2007

The January meeting of the Board of Directors of the Association of Sea Pines Plantation Property Owners was called to order at 1:20 p.m. in the Palmer Stewart Room of the Harbour Town Conference Center. Vice President Don Carlson presided.

1. Roll Call

Present:	Paul Aikman	Don Carlson	Kathy Carter
	Mike Hellman	Audrey King	John McLauchlin
	Fred Wynn	Jim Young	

Absent: Sam Pruett

Staff:	Cary Kelley	David Henderson	William Leitner
	Jeanne Pearse		

2. Welcome to New Board Members /Recognition of Retiring Board Members - Vice President Carlson introduced and welcomed Kathy Carter, Mike Hellman and John McLauchlin as new ASPPPO Board members.

Mr. Carlson commended retiring board members Bob Bartlett, Kay Morton and Dave Williams for their many contributions over the years.

3. Election of Officers for 2007

Audrey King, chairperson of the Nominating Committee, said the following slate of officers for the year 2007 were:

President:	Don Carlson
Vice President:	Sam Pruett
Treasurer:	Fred Wynn
Secretary:	Audrey King

Mrs. King made a motion to approve the slate of officers as presented for the year beginning January 1, 2007 and ending on December 31, 2007. The motion was seconded by Mr. Hellman and was unanimously passed.

Mr. Carlson said he would review the Committee Chairmen assignments for 2007 and the committees' membership would be voted on at the February meeting.

4. Minutes - Mrs. King made a motion to approve the meeting minutes of the December 7, 2006 meeting as submitted. Mr. Hellman seconded the motion and it was unanimously passed.

Mr. Aikman made a motion to approve the meeting minutes of the December 14, 2006 meeting as submitted.

Discussion was held on the board members voting on the same issue more than one time. Some members felt once a motion was voted on the decision should be final. It was determined that the ASPPPO By-laws were ambiguous and needed to be updated to clarify this issue and other issues. Mrs. King was asked to review ASPPPO's By-laws and bring back a recommendation on what needed to be changed.

Mr. Hellman seconded the motion to approve the minutes of the December 14th meeting and it was unanimously passed.

5. Administrators Report -

a. Property Report List- David Henderson updated the board members on the status of the properties being monitored on the Property Report list.

Discussion was held on re-occurring problems and what options or power ASPPPO has to correct problems and that were enforceable in court. Mr. Henderson said he tries to expedite all problems by calling and giving a deadline of two weeks. Sometimes, the reoccurring problems were corrected sooner by using this method.

b. Litigation - Mr. Kelley updated the board on the status of litigation cases.

c. Enforcement Policy Amendment - Mr. Kelley proposed to revise the enforcement policy so that problems/violations that were ARB related would have 60 days to correct the problem. Usually, the property owners involved in this instance were absentee owners and needed more time to contact the ARB, get their approval on colors, etc. and then have the necessary work done.

The current procedure is to contact the owner by phone, then mail a certified letter notifying the owner of the problem.

Mr. Carlson asked Mr. Kelley to bring a copy of the revised Enforcement Policy to the next meeting for the board to vote on.

6. Committee Reports

a. ARB Liaison Committee - Mr. Young said the ARB had voted down the plan for the Beach Club Parking lot renovation. He encouraged the ASPPPO Board members to review the plans. The new ARB colors planned for use in the plantation are being tweaked

b. Communications Committee - Mrs. King said the printer has offered ASPPPO use of a full-bleed for the newsletter at no additional cost. A full bleed eliminates the white outside edges of the pages resulting in a much more attractive newsletter. The next issue will announce the newly elected officers and a notice about the date and time of the March 8th Open meeting.

c. Density Unit Count - A copy of the report was included in the board package. Two density units for White Hat Properties has been rescinded.

7. Schedule 2007 ASPPPO Board Planning Workshop - Mr. Carlson said he wanted to set a date for the ASPPPO planning workshop date that would fall after the new board member's orientation, but before the January 21st CSA Board meeting and the ASPPPO February 8th meeting. It was decided to hold the meeting on January 19th, at 9:00 a.m., in the CSA Community Center meeting room.

At this meeting, the role of the Legal Affairs Committee will be discussed and formalized. The disaster recovery covenant revisions will also be discussed. Mr. Carlson said that Mr. Birdwell had offered to meet and discuss Sea Pines Resort's future plans and Mr. Carlson will contact him to see if he can do a presentation at this meeting.

A second planning session was also scheduled for Wednesday, February 7, 2007, 9:00 a.m. at the CSA Community Center meeting room.

8. President's Comments

a. ASPPPO Second Dues Notice - Mr. Carlson said the second dues notice will be going out around January 22nd. A message will be included with the bill "Requesting Your Support". It is hoped to reach closer to 80% membership in 2007.

b. Committee Assignments - Mr. Carlson asked for anyone interested in participating on a committee to contact him. The committees and chairman will be voted on at the February meeting.

9. Adjournment

The next meeting will be held on Tuesday, February 8th at 3:00 p.m., in the CSA Board Conference Room. With no further business, the meeting was adjourned at 2:20 p.m.

Respectfully submitted,

Audrey King
Secretary