

Association of Sea Pines Plantation Property Owners
Meeting Minutes
October 11th, 2007

The October meeting of the Board of Directors of the Association of Sea Pines Plantation Property Owners was called to order at 2:00 p.m. in the CSA Main Conference Room.

1. **Roll Call**

Present:	Don Carlson	Kathy Carter	John McLauchlin
	Audrey King	Sam Pruett	Fred Wynn
	Mike Hellman		

Absent:	Jim Young	Paul Aikman
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Staff:	William Leitner	David Henderson	Tracey McNeill
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2. **ASPPPO Administrator's Report**

a. Greenwood Drive Repaving - Mr. Henderson gave the ASPPPO administrator's report in Mr. Kelley's absence. He updated the Board on the Greenwood Drive Repaving project noting that the project is going well and that CSA has received positive feedback from property owners.

b. New Informational Channel - Mr. Henderson said the new Sea Pines informational channel is up and running. It can be viewed on Channel 69 and he hoped everyone would take a look at it and let Mr. Kelley know if they had any suggestions or comments.

c. Water Tower Overhaul - Mr. Henderson reported to the Board that work would begin on the re-painting of the water tower at Tower Beach. He noted that Tower Beach will remain open, however, the outbound lane will be closed for the duration of the project. This closure should not be a problem since the project will be completed during the fall/winter months. The project has begun and will take up to 3 months to complete.

d. **Covenant Enforcement Report List**- Mr. Henderson updated the board

members on the covenant violations report. A question was asked about the property on Spinnaker Court. Contact must be made with the Town of Hilton Head regarding the enforcement of the tear down order. Discussion was held on 2 property owners in the Beach Lagoon area who have reported numerous covenant violations in their neighborhood. Mr. Henderson addressed the issue and stated he and Mr. Kelley had reviewed the complaints and determined many of the issues did not rise to the level of a covenant violation. Those property owners in violation were contacted and in most cases the problem was corrected. A meeting had been arranged between Mr. Kelley, Mr. Henderson and the concerned property owners, but had been cancelled by one of the property owners. At this time the meeting had not been rescheduled. Mr. Carlson suggested that Mr. Kelley contact the property owners and reschedule the meeting.

3. **Minutes** - Mr. Hellman made a motion to approve the September 13th, 2007 meeting minutes as submitted. Mrs. Carter seconded the motion and it was passed unanimously.

4. **Financials**

a. **September 2007 Financials** - The September financial statements were reviewed. ASPPPO is in good financial position.

5. **Committee Reports**

a. **Nominating Committee** - The Nominating Committee report recommended Mrs. Julie Nelander to fill the CSA/ASPPPO Alternate position on the ARB. The appointment for this position was already voted on and approved by the CSA Board *Class "A"* directors. Mr. Pruet made a motion to appoint Mrs. Nelander to the CSA/ASPPPO Alternate ARB position for the standard one year term, beginning on January 1, 2008 and ending on December 31, 2008. The motion was seconded by Mr. McLauchlin and it was unanimously passed.

b. **ARB Liaison Committee** - Mrs. Carter reported that 20 Audubon Pond was awarded the best remodel by the ARB Board and that 1 Calibogue Cay was awarded the best build. Discussion was held on the Sea Pines Resort's appointment as alternate to the ARB Board.

c. **Communications Committee** - Discussion was held on the October newsletter. Mrs. King noted that a new layout person was used for this issue and that resulted in some minor mistakes. The Board members indicated that the overall newsletter looked good.

d. **Reserve Fund Task Force** - Mr. McLauchlin said a workshop for CSA and ASPPPO Board members regarding funding for the infrastructure fund would be held November 15th at 3:00 pm at the Community Center.

e. **Density Unit Count** - A copy of the report was included in the board package.

f. **Legal Affairs Committee** - Mr. Pruett reported that a letter had been sent by ASPPPO's attorneys to the property owner, who sells weeks of ownership in his home which is similar to a time share operation, notifying them to cease and desist the marketing of the Sea Pines property or an injunction will be sought.

g. **Forest Preserve Study** - Mr. Hellman reported that the Forest Preserve study was completed and that the next step would be to meet with Sea Pines Resort. The ASPPPO Board approved the next step and once that meeting has taken place the Committee can finalize their report for the CSA Board.

h. **Town and Gated Community Relations** - Mrs. Carter reported that the next meeting would be held at Indigo Run and a representative from the Town of Hilton Head would be there to speak with the group.

i. **Survey of Residents** - Mr. Wynn indicated that the survey format is being developed for presentation to the ASPPPO Board.

6. **President's Comments** - Mr. Carlson reported that resort tee times would be available for all residents and not just club members subject to availability and calendar limitations.

7. **Adjournment**

The meeting adjourned at 2:45 p.m for members to attend the open meeting at the Community Center. The next meeting is scheduled for November 8th at 3:00 pm in the main CSA conference room.

Respectfully submitted,

Audrey King
Secretary