

Association of Sea Pines Plantation Property Owners  
Meeting Minutes  
October 8, 2009

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. President Carlson presided.

1. **Roll Call**

Present:	Don Carlson George Minot Audrey King	Nikki McNamee Mike Hellman Sam Pruett	John McLauchlin Kathy Carter
Staff:	Cary Kelley Jeanne Pearse	David Henderson	William Leitner
Absent:	Blaine Lotz		
Guest:	Karl Becker		

2. **ASPPPO Administrator's Report**

a. **Administrator's Comments** – Mr. Kelley said the monthly “Coffee with Cary” meeting had gone well. He will email the Board members a list of questions that had been asked at the meeting.

There are currently 18 homes in foreclosure and 14 that are now bank owned and 4 that are in bankruptcy. Mr. Kelley said that now that the peak rental season has ended the next 90 days will reveal if this situation will deteriorate further.

b. **Covenant Enforcement Report List** – The Board reviewed the five homes that were on the list. The number of homes on the list is much lower and Mr. Henderson contributed part of this to the growing season being over. The Summary Judgment process was discussed for homes that are not complying with the request to correct problems.

3. **Minutes**

Mr. Pruett made a motion to approve the minutes of the September 3, 2009, meeting minutes as amended. The motion was seconded by Mr. Hellman and was unanimously passed.

4. **Financials**

a. **September 2009 Financials** - The September financial statements were reviewed and ASPPPO remains in good financial position.

Mrs. Carter made a motion to accept the September financial statements as presented. The motion was seconded by Mr. Hellman and was unanimously passed.

b. **Membership** – Membership is at 75.4% of those who are eligible to join. Four new members have joined since last month and Mr. Leitner explained that the percentage of membership was lower than the prior month due to the number of eligible property owners being increased by 50 when a computer error was corrected. Mr. Minot will revise the verbiage for the next membership letter.

5. **Committee Reports**

a. **ARB Liaison Committee** – The ARB had been asked to come up with a solution to solve parking problems on construction sites and their adjacent areas. Mr. Lotz and Mrs. McNamee were asked to find out who the ARB believes should pay for the installation of temporary fencing in these cases. They indicated the ARB feels the complainant should pay for the posts, installation and removal.

b. **Forest Preserve Study** – Mr. Hellman said that the survey of the Forest Preserve needs to be completed in order to find out the answers to some questions before the negotiations can be concluded.

c. **Communications Committee** – The Committee is working on the November/December issue of the *Sea Pines Community Newsletter*.

d. **Covenant Enforcement** – This item was deferred until the next meeting.

e. **Density Units** - A copy of the September 30, 2009 Dwelling Units (Density) Report was included in the board package. Mr. Minot pointed out he had revised the format for easier reading and clarification. He also reported he had obtained a plat from Thomas & Hutton of a "119.7 acre portion of Sea Pines Plantation" dated September 29, 1967, which he believes to be the Harbour Town Tract referred to in the Sea Pines Land Use Covenants. A copy of a parcel map with the alleged *Harbour Town Tract* delineated by a blue line was distributed to the Board members.

f. **Finance Committee** – Nothing new to report.

g. **Legal Affairs Committee** – Nothing new to report.

h. **Town and Gated Community Relations** – Mrs. Carter said the fall meeting would be held at Port Royal Plantation on Thursday, October 15<sup>th</sup> at 11:00 a.m. She noted that Palmetto Dunes board members had a board meeting that day and would not be able to attend. Fridays seemed a better day to hold the meetings and she will try to stay with Fridays for future meetings if at possible. Senator Tom Davis will be the guest speaker and his topic items are Act 388, wind and hail insurance issues and Senate Bill 30. Mrs. McNamee and Mr. Lotz will also attend the meeting to represent Sea Pines. Mrs. Carter asked the members if Sea Pines could host the next meeting and it was the sense of the board to approve the expenditure of funds.

i. **POA President's Committee** – Mr. Pruett said the Committee met on October 1<sup>st</sup> and the meeting was well attended. Mrs. McNamee made a presentation on the new CSA website and invited the individual POAs to have a page with contact information or a link to their website. The presentation was well received and other items were discussed, but there were not any major issues that needed to be addressed at this time. However, Mr. Pruett said one item of concern was over the specified sites for debris pickup. Mr. Kelley said that property owners designate the actual debris pick up sites and should contact CSA directly if they desire a sign to be erected.

Mr. Pruett also asked if there was a way to contact the remainder of the POAs in Sea Pines to see if they are interested in joining the Committee. There is a list kept in the CSA building that is provided by the Multiple Listing Service of Hilton Head Island that provides the names of a majority of the POAs. It was also recommended to run another article in the newsletter inviting the Presidents of the POAs to join the Committee.

6. **Key Issue Updates**

a. **Covenant Revisions** –Nothing new to report.

7. **Board Member Comments**

a. **Sea Pines Country Club** – Discussion was held on the accuracy of a recent letter that was mailed out to members of the Sea Pines Country Club from its President.

b. **November Meeting** – Mr. Carlson said he would be absent from the November meeting and Vice – President Sam Pruett would chair the meeting.

c. **ASPPPO Board Member Audrey King Resignation** – Mrs. King has sold her home in Sea Pines and as a result, is resigning from her position as a member on the ASPPPO Board. Mrs. King was applauded for her countless hours of service to the community as a board and committee member.

It was the sense of the Board to wait until the end of the year to fill the vacant position.

8. **Adjournment**

With no further business, the meeting adjourned at 2:40 p.m. to allow enough time to reach the community center for the open portion of the meeting.

The next meeting will be held on Thursday, November 5, 2009, at 3:00 p.m., in the main CSA Board conference room.

Respectfully submitted,

Don Carlson  
Acting as Secretary