

Association of Sea Pines Plantation Property Owners
Meeting Minutes
October 9, 2008

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	Fred Wynn
	Audrey King	Sam Pruett	Mike Hellman
	John McLauchlin		

Absent: Paul Aikman

Staff:	William Leitner	David Henderson	Jeanne Pearse
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Guest:	Bob Hattersley	George Minot	Karl Becker
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2. **Recognition of John Curry**

Mr. Carlson expressed sorrow at the recent loss of fellow board member John Curry. Mr. Pruett made a motion to approve a \$100 contribution in memory of Mr. Curry to the Heritage Foundation. Mr. Hellman seconded the motion and it was unanimously passed.

3. **ASPPPO Administrator's Report**

a. **Covenant Enforcement Report List** - Mr. Henderson updated the Board members on the covenant violations since the mailing date of the report.

4. **Minutes** – Mr. Hellman made a motion to approve the minutes of the September 11, 2008, meeting as submitted. The motion was seconded by Mr. Pruett and was unanimously passed.

5. **Financials**

a. **September 2008 Financials** - The September financial statements were reviewed and ASPPPO remains in good financial position.

b. **Membership** – Five new members joined ASPPPO during the month of September in 2008, while last year for the same month, six new members had joined.

c. **Approval of 1/3 of the Property Inspector's Wage Added to the 2009 Budget** – The new job position was explained and discussed. Three entities, ASPPPO, CSA, and the ARB will equally share the financial cost and ASPPPO's portion will be approximately \$22,000. Mr. Pruett made a motion to approve the expenditure of up to \$22,000 for the new Property Inspector position be included as part of the 2009 ASPPPO budget. The motion was seconded by Mr. Hellman and was unanimously passed.

6. **Committee Reports**

a. **ARB Liaison Committee** – A bus tour has been planned. Some discussion was held regarding the unfinished construction of a home at 29 N. Calibogue Cay Road. The ARC will discuss this issue at their next meeting.

b. **Forest Preserve Study** – There was nothing new to report on this issue, however, a list of the various zones in the Forest Preserve and their permitted and prohibited uses was distributed to the Board members.

c. **Communications Committee** – The committee will meet on October 23rd to review the November December issue. The grid with the candidate information will be included in this issue.

Mrs. King added that the Nominating Committee has five or six candidates for the two open ARB positions. Discussion was held on what qualifications the candidates should possess.

d. **Covenant Enforcement** - This topic was skipped for this month.

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

f. **Finance Committee** - No additional comments.

g. **Legal Affairs Committee** –The West Willow Oak litigation is continuing. The Committee is still waiting for a legal opinion on whether The Sea Pines Resort should pay a 1% or ½ % commercial assessment.

h. **POA Presidents' Committee** – Mr. Pruett said he had a good turnout for the President's meeting held on October 2nd. A fair amount of concern was expressed and questions asked regarding the Sea Pines Country Club litigation.

The Reserve Task Force is contacting the various POAs and trying to get on the agenda for their annual meetings, most will meet by March 2009 and many have already agreed to have members of the Referendum Task Force come and speak.

7. **Key Issue Updates**

a. **Assessments** – Mr. Pruett had given a report earlier.

b. **ARB** – Nothing additional to report.

c. **Covenant Enforcement Update** – This topic will be placed on the next workshop agenda.

d. **Beach/Harbour Town/South Beach Access** – Nothing to report.

e. **Neighborhood/Community Involvement Update** - Nothing to report.

8. **ASPPPO Workshop**

An ASPPPO workshop has been set for October 29th and the Class A representatives from the CSA Board and the ARB members have been invited. The meeting will be held in the CSA Building.

9. **Vacant ASPPPO Board Position**

Mr. Carlson said Mr. John Curry's vacant board position would not be discussed today. The ASPPPO By-laws have been consulted and discussion on how to proceed will be held at next month's meeting.

11. **Adjournment** - The meeting adjourned at 2:30 p.m. allowing the board members to reach the Sea Pines Community Center for the open portion of the meeting. The next regular scheduled meeting is **Thursday, November 13, 2008, at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King
Secretary