

Association of Sea Pines Plantation Property Owners Association, Inc.
Board of Directors Meeting
Tuesday, November 14, 2006
3:00 p.m.

The meeting was called to order at 3:00 p.m. by President Williams in the CSA Main Conference Room.

1. Roll Call

Present:	David Williams	Jim Young	Don Carlson
	Kay Morton	Sam Pruett	Bob Bartlett
	Audrey King		
Absent:	Fred Wynn	Paul Aikman	
Staff:	Cary Kelley	David Henderson	Jeanne Pearse
	William Leitner		
Guests:	Richard Weidman	Donna Watson	Ann Bannister

2. Interview with the ARB Nominated Applicants

The ARB applicants were introduced and interviewed by the ASPPPO Board. Each of the applicants expressed concern with the overall impact of some of the lighter colors being used on the outside of homes and the larger homes that were being constructed. All the nominees had been attending recent ARB meetings and reviewing the ARB Guidelines so they would be up to speed once their term began. All articulated a sincere desire to keep Sea Pines the beautiful place it is. The ASPPPO Board plans to meet with the ARB members on a quarterly basis.

Mrs. Morton made the following motions:

ASPPPO appoints Mr. Rich Weidman to fill Mrs. Mary Jo Carlson's vacant position as the ARB's ASPPPO representative beginning from November 15, 2006 to December 31, 2006, when Mrs. Carlson's term ends.

Mr. Weidman be appointed as the ARB ASPPPO representative with a full three year term that begins January 1, 2007 and ends on December 31, 2009.

Mrs. Donna Watson be appointed as the ASPPPO representative to replace Mr. Irwin Gumley for a full three year term beginning January 1, 2007 and ending on December 31, 2009.

Mrs. Ann Bannister be appointed to fill the Alternate position left vacant by Mr. Irwin Gumley beginning on November 28, 2006 to December 31, 2006. As an ASPPPO /CSA representative, the Class A Directors will also need to vote on her appointment. Mr. Gumley was earlier appointed by the ASPPPO Board to fill the vacant position of Mr. Jack Docherty who resigned.

Mrs. Bannister be appointed to fill the Alternate position for a one year term beginning on January 1, 2007 and ending on December 31, 2007. The CSA Board approved her appointment at their October 24, 2006 meeting.

Mr. Young seconded the motion and it passed by a vote of 6-1 with Mr. Bartlett opposing. Mr. Bartlett expressed that he was in no way objecting to the proposed appointees, however, he felt Mr. Gumley was highly qualified, dedicated and should have been appointed for another three year term as an ARB ASPPPO representative.

The newly appointed ARB members left the meeting at 3:40 p.m.

3. **ASPPPO Administrator's Report**

a. **Property Covenant Enforcement Report** - The properties being monitored on the Property Report list were reviewed and discussed by the board members. Discussion was held regarding complaints received about problem properties that no longer appear on the list due to their being the responsibility of another entity such as the ARB. Mr. Bartlett felt these were still covenant violations and should appear on the list.

Mr. Henderson explained that if a complaint is received and if the problem is to be followed up by the ARB or the Security department then it does not remain on the list. It was the consensus to leave the report as is.

b. **Pending Covenant Enforcement Litigation** – The board members were updated on the status of the current and possible litigation cases.

c. **Policy Regarding Gifts for Off-going Board Members** – Mr. Kelley asked for clarification and a motion to set a policy for gifts purchased for off-going board members. Discussion was held. Mrs. King made a motion that gifts would no longer be purchased for off-going board members. The motion was seconded by Mrs. Morton and was passed unanimously.

4. **Approval of the Meeting Minutes**

A motion was made by Mrs. Morton to approve the October 10, 2006 meeting minutes as amended. The motion was seconded by Mr. Pruet and was passed unanimously.

5. **Financial**

a. **Financial Statement** - A copy of the October financial statement was included in the board package and reviewed by the directors. The Net Income is at \$15,000 and some CD's will be maturing and will need to be reinvested. ASPPPO

membership is at 76%. The increase in cost of the colorized newsletter was discussed. It was felt the price difference was not significant and Mr. Leitner was asked to provide the an actual cost difference for an eight page newsletter in color vs. green ink to the board at its next meeting.

Legal fees were discussed and Mr. Bartlett commented that he thought the bills from the McKenna, Long and Aldrich law firm would be reviewed by Mr. Pruett. He also stated that he understood that the board would review the progress and evaluate expenses at increments of \$25,000 and determine how to proceed. It was noted that a written opinion had not been received.

b. Proposed 2007 Budget – A copy of the proposed budget for 2007 was reviewed. The proposed legal fees were discussed and Mr. Fred Wynn will meet with Mr. Leitner to revise some of the line items. It was also felt more funds would be needed for a special marketing campaign, a new website and possibly holding an ASPPPO Annual meeting separate from CSA. Mr. Carlson and Mrs. King will work on the website. The proposed budget will be revised and a copy will be included in the December 7th board package and the board members should be ready to approve it at that their meeting.

c. ASPPPO Membership Dues- A sample of the 2007 dues notice was included in the board package.

6. Committee Reports

a. Legal Affairs Committee – Mr. Pruett updated the board on the progress. He is going to obtain a written opinion for the board to review. He also said the committee members were recommending the name of the committee be changed to the “Legal Affairs Committee”. The board agreed to change the name.

b. Communications Committee – Mrs. King said she is still receiving many compliments on how much easier and interesting the colorized version of the newsletter is. People said they were more apt to read it and she felt the positive comments far outweighed the two negative comments received. She also wants to have ASPPPO’s mission statement appear on the front page of every newsletter once it has been approved.

Also, the list of resolutions to the ARB from the June Open Meeting will be published in the newsletter once the article is approved by President Williams and the Board.

Mr. Jim Carroll, who is interested in volunteering as the Community Center Lecture coordinator, will meet with Mr. Mergler to go over some of the responsibilities involved with scheduling the lectures. If he agrees to take on the responsibilities Mr. Carroll will report to Mr. Kelley.

c. Covenant Enforcement – Mr. Bartlett felt that covenant enforcement would be more effective if more POA’s were involved in Community Outreach.

d. **ARB Liaison** – Mr. Young updated the board on current issues being addressed by the ARB.

7. **Status of Meeting with Commercial Representatives** –Mr. Carlson will meet with Mr. Bob Gossett (South Beach area) and Mr. Mike Lawrence of Sea Pines Company to continue the covenant revision negotiation process. He will put forth his best effort to have the process resolved by December 31, 2006.

8. **Plans for a Mailing**

No plans are in place at this time.

9. **Plans for a December ASPPPO Board Meeting**

The Board will meet on Thursday, December 7, 2006 at 3:00 p.m., in the CSA main conference room. The newly elected Board candidates will be invited to attend.

The Board reviewed the proposed new Thursday meeting dates for 2007. They approved the dates with the addition of a December 13, 2007 meeting date.

10. **Board Member Comments**

President Williams announced that Mrs. Audrey King will be Chair of the Nominating Committee to recommend a slate of officers for the ASPPPO Board for 2007. This will take place at the January 9, 2007 meeting.

11. **Adjournment**

The next meeting will be held on Thursday, December 7, 2006, at 3:00, in the CSA main conference room. With no further business the meeting adjourned at 5:10 p.m.

Respectively submitted,

Audrey King
Secretary