

Association of Sea Pines Plantation Property Owners
Meeting Minutes
November 8th, 2007

The November meeting of the Board of Directors of the Association of Sea Pines Plantation Property Owners was called to order at 3:00 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	Jim Young	

Participated
via Phone: Paul Aikman

Staff:	Cary Kelley	William Leitner	David Henderson
	Tracey McNeill		

Guest: Karl Becker

2. **ASPPPO Administrator's Report**

a. Sign for Administration Building - Mr. Kelley reported that the ARB did not approve the sign that was submitted by ASPPPO. Mrs. Carter presented to the Board a mark up of a sign with smaller logos that the ARB found more appropriate. The Board recommended that the sign should say Sea Pines Plantation instead of just Sea Pines.

b. Ongoing Issues - Mr. Kelley updated the Board on the progress of the teardown on Spinnaker Court. Changes to personnel in the Code Enforcement Office at the Town of Hilton Head have slowed down the process.

c. **Covenant Enforcement Report List**- Mr. Henderson updated the board members on the covenant violations report. He noted that the ARB was still waiting for a landscape plan from the property owners on St. Andrews who had

constructed a fence without ARB approval. One more attempt to secure a landscape plan will be made by the ARB. Several of the properties on the list had complied with the requested improvements. Mr. Henderson noted that several properties in the Club Course neighborhood were turned in by the CCPOA.

3. **Minutes** - Mr. Hellman made a motion to approve the October 12th, 2007 meeting minutes as amended. Mr. Pruettt seconded the motion and it was passed unanimously.

4. **Financials**

a. **October 2007 Financials** - The October financial statements were reviewed. ASPPPO is in good financial position. Mr. Leitner noted that the maturation of several CD's in the next several months.

b. **Membership - 2008 Mailing Schedule** - Mr. Carlson asked about the time frame needed for mailing of the ASPPPO dues notices. Mr. Leitner responded the printer would need approximately 5 working days from receipt of the letter to mail out.

5. **Committee Reports**

a. **ARB Liaison Committee** - Mrs. Carter reported that the ARB has disapproved the signage for the Heron Point Golf Course. They had been installed without prior approval and were disapproved when submitted. Discussion was held on satellite dishes visible on homes, especially those on the beach. Satellite dishes can not be disapproved, and the ARB Board does encourage property owners to provide as much screening as possible. Mr. Kelley will also contact satellite providers to see if the dishes can be painted to match roof colors and help to reduce their visibility.

b. **Beach Club Committee** - Mrs. Carter reported that the ARB Board was to tour the Beach Club prior to the removal of the trees that had been approved for removal.

c. **Communications Committee** - The Board noted that the latest newsletter looked good.

d. **Covenant Enforcement** – No additional comments.

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

f. **Finance** - Mr. Young reported that there was nothing new from the Finance Committee.

g. **Reserve Fund Task Force** - Mr. McLaughlin reported a meeting had been scheduled at the Community Center with Board members from ASPPPO and CSA to review the Task Forces final report.

h. **Legal Affairs Committee** - Mr. Becker, a member of the Legal Affairs Committee reported to the Board that there had been no response from the property owner who had been renting his property in a manner similar to a time share. Mr. Pruettt made a motion to proceed with legal action in this matter. Mr. Hellman seconded and the motion passed unanimously.

i. **Forest Preserve** - Mr. Hellman reported he will be meeting with Steve Birdwell of Sea Pines Resort within the next week.

j. **Town and Gated Community Relations** - Mrs. Carter reported on the meeting held at Indigo Run. A speaker from the Town of Hilton Head was present to provide the members with a disaster plan that the Town had been working on regarding storm damage. The next meeting will be in February and Wexford will be hosting.

k. **Survey of Residents** - Mr. Wynn reported that the first draft of the survey has been completed and copies will be provided to Board members.

6. **President's Comments** - Mr. Carlson presented a letter from property owners on Hearthwood Drive urging that Six Oaks Park not be used as a parking lot for the Heritage Golf Tournament. Mr. McLaughlin commented that any concerned residents should have an on-site inspection of the property.

The ASPPPO Board voted to oppose any parking at Six Oaks Park. The motion was passed by a vote of 7-1. The individual votes were as follows:

Favor

Don Carlson
Audrey King
Sam Pruett
Fred Wynn
Mike Hellman
Jim Young
Paul Aikman

Opposed

John McLaughlin

Mrs. Carter abstained stating that she had been ill and not able to visit the site.

7. **Adjournment** - The meeting adjourned at 4:30 p.m. The next meeting is scheduled for January 10, 2008 at 1:00 pm in the Harbour Town Conference Center.

Respectfully submitted,

Audrey King
Secretary