

Association of Sea Pines Plantation Property Owners  
Meeting Minutes  
November 13, 2008

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                      Fred Wynn  
                    Sam Pruett                      Mike Hellman

Attending  
By Phone: Paul Aikman

Absent: Audrey King                      John McLauchlin

Staff: Cary Kelley                      William Leitner                      David Henderson  
                    Jeanne Pearse

Guest: Bob Hattersley

2. **ASPPPO Administrator's Report**

a. **Calibogue Cay Encroachment Into Open Space** –Mr. Kelley included correspondence from the Town of Hilton Head in the board package only to apprise the ASPPPO Board of an encroachment into CSA open space by a property owner who lives on South Calibogue Cay Road. The encroachment consists of a seawall having been built on CSA open space. The property owner also removed the wetland buffer vegetation, (which is a violation of the Town's Land Management Ordinance) and replaced it with sod. The Town has issued citations and these are pending in Municipal Court. Any action to remove the seawall must be initiated by CSA.

b. **Claybaugh Litigation** – Mr. Kelley updated the Board on the latest activity in this litigation.

c. **Sea Pines Country Club Litigation** – Negotiations are continuing and if an agreement is reached, language will be added in the Gate Pass Policy. The Gate Pass Policy Committee is in the process of clarifying some issues in the Gate

Pass Policy to aid CSA staff in managing the policy.

d. **Covenant Enforcement Report List** - Mr. Henderson relayed there were nine homes on the circulated list, but eight more homes have been added since the mailing date of the report. All the covenant violations were discussed. Mr. Wynn and Mr. Pruett asked Mr. Henderson to add two homes on the list, respectively, one on Snowy Egret with broken steps and one on Muirfield whose lattice work was falling down. Mr. Henderson will look at both homes.

Mr. Henderson described the long time common problem of property owners using various materials, (ropes, railroad ties, etc.) to stop people from trespassing and/or preventing damage to their property. Mr. Kelley recommended having a standardized ARB approved fence that would require a permit and that would fall under the ARB Guidelines. Mr. Kelley is to discuss this possibility with the ARB.

3. **Minutes** – It was decided to remove Mr. Curry’s name from the roll call. Mr. Pruett made a motion to approve the minutes of the October 9, 2008, meeting as amended. The motion was seconded by Mrs. Carter and was unanimously passed.

#### 4. **Financials**

a. **October 2008 Financials** - The October financial statements were reviewed and ASPPPO remains in good financial position, however, the total income for 2008 is \$8,000 less than in 2007.

b. **Membership** – ASPPPO membership is at 82% of those property owners who are eligible to join.

#### 5. **Committee Reports**

a. **ARB Liaison Committee** – The discussion at the ASPPPO workshop held on October 29<sup>th</sup> was reviewed. One of the topics was the lack of fire extinguishers at some of the villas and how to motivate the property owners in these areas to upgrade them. It was felt the discussions held with the ARB members, overall were positive.

b. **Forest Preserve Study** – A meeting will be set up with Mr. Birdwell to discuss the verbiage in the agreement to do the Forest Preserve survey. Once the agreement is signed, the survey will begin.

c. **Communications Committee** – Mr. Carlson reported for Mrs. King in her absence. Mrs. Logan, a Communication’s Committee member, who has been on the Committee for about six years has resigned, but Mrs. King has a new member, Mr. Joseph Hardy.

Mr. Carlson relayed that Mrs. King had been approached by the Commercial Committee to place an insert in the newsletter, but she feels this is too commercial for the newsletter. This issue will be placed on the December Agenda when Mrs. King is here to discuss it. A copy of the Communications Committee's Guidelines will be included in the December board package. Mrs. King and her Committee were commended on the quality of the latest issue of the newsletter.

d. **Covenant Enforcement** – Discussion was held on how to get a response from property owners who have been notified that they have a covenant violation, but have not taken any action.

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 and they have asked for mediation. The Committee is still waiting for a legal opinion on whether The Sea Pines Resort should pay a 1% or ½ % commercial assessment.

h. **Town and Gated Community Relations** – Mrs. Carter said the Town of Hilton Head is concerned over some of areas on the Island that are aging and in need of repair. The next meeting of the Gated Communities is scheduled for February 6, 2009, in Shipyard Plantation and Town Manager, Steve Riley has been invited as a guest speaker to discuss this issue.

i. **POA President's Committee** – Mr. Pruett had nothing to report. However, Mr. Hellman noted the Reserve Task Force has attended about six or seven of the various annual POA meetings to talk about infrastructure covenant revisions.

j. **Covenant Issues** – Mr. Pruett said he met with Mr. Becker to discuss possible covenant revisions. He suggested this work reflect three distinct categories: (1.) Critical, (2.) Desirable Revisions and (3.) Clean-up Activity. Work will continue pointing to an initial recommendation in early 2009.

k. **Nominating Committee Report** – A copy of the Nominating Committee Report was included in the board package. The Alternate position is jointly appointed by both the ASPPO and CSA Boards. Nominating Committee member, Don Carlson noted that all were very good candidates for the ARB, but Mrs. Nelander was recommended to serve another year as the Alternate ARB member. Mrs. Carter made a motion to approve Mrs. Nelander to serve as the Alternate ARB member whose term would begin January 1, 2009 and

end on December 31, 2009. The motion was seconded by Mr. Pruett and was unanimously passed. It was noted that the candidates not chosen this time would be kept on file for future openings on the ARB or other committees and boards.

The nomination for the joint Alternate position as well as the nomination of Robert Stichweh as the CSA appointed ARB full member will be on the November CSA Board Agenda.

6. **Key Issue Updates**

a. **Assessments** – Nothing new to report.

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

c. **Covenant Enforcement Update** – Nothing additional to report.

d. **Beach/Harbour Town/South Beach Access** – The key issue within the community is the shortage of parking in the commercial areas and providing transportation from the alternate parking areas to the commercial areas.

e. **Neighborhood/Community Involvement Update** - Mr. Carlson has asked Mr. Aikman to work with him on this Committee to replace Mr. Curry and he has accepted. The purpose of this Committee was discussed and was outlined as tying into the relationship with the commercial entities, the ARB and other community oriented things. It was also decided to tie into the standards for roads and areas using the guidelines from the CSA Maintenance Committee.

7. **ASPPPO Board Appointment**

A position on the ASPPPO Board is now vacant due to the recent passing of Mr. Curry whose term ran from January 1, 2008 through December 31, 2010. Mr. Carlson has asked Mr. Pruett to complete Mr. Curry's remaining term beginning January 1, 2009. Mr. Pruett is currently serving his three year term which ends in December of 2008 and has agreed to continue if appointed by the Board. Mr. Hellman made a motion that Mr. Pruett be appointed to complete the remainder of Mr. Curry's term that ends on December 31, 2010. The motion was seconded by Mrs. Carter and was unanimously approved.

It was recommended to have an article about the appointment in the newsletter, on the website and TV channel. Further discussion was held about communication with the community and it was also recommended to place a notice asking any of the POAs within Sea Pines to join the POA Presidents' Committee.

8. **ASPPPO 2009 Board Meeting Dates**

The proposed board meeting dates for 2009 were discussed. Comments had been received about having conflicts with the second Thursday of the month and it was decided to switch the meeting dates to the first Thursday of every month. It was also decided that less ASPPPO open meetings were needed due to the "Coffee with Cary" meetings being held every first Wednesday of the month. Most questions and problems were already being addressed at these meetings and having more property owner meetings seemed redundant. However, the October meeting to meet the candidates running in the boards' elections and the Annual meeting in May would still be held.

10. **Adjournment** - The meeting adjourned for the day at 4:45 p.m. The next regular scheduled meeting is **Thursday, December 11, 2008, at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King  
Secretary