

Association of Sea Pines Plantation Property Owners
Meeting Minutes
November 5, 2009

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. Vice President Sam Pruett presided in President Carlson's absence.

1. **Roll Call**

Present:	Sam Pruett	Nikki McNamee	John McLauchlin
	George Minot	Mike Hellman	Kathy Carter
	Blaine Lotz		

Absent: Don Carlson

Staff:	Cary Kelley	David Henderson	William Leitner
	Jeanne Pearse		

Guest: Sheila Mahony

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.

Mr. Kelley informed the board about recent sightings of coyotes in Sea Pines. He said that people with small dogs should be more cautious while outdoors and pet food should not be left outside to attract these animals. He will send out an email broadcast and put something in the newsletter. The Board thought it would be a good idea to have periodic articles in the newsletter reminding property owners about some of the hazards of wildlife in Sea Pines.

b. **Covenant Enforcement Report List** – The Board reviewed the five homes that were on the list.

The Board held discussion on *Default Judgments*, the process and the final disbursement of funds. The Board also discussed which entity is responsible for enforcing the covenants when exterior home improvements are done without the property owner going through the ARB process. The ARB feels they are not responsible for covenant enforcement and currently these violations are handled by ASPPPO and CSA.

3. Minutes

Mr. Pruettt made a motion to approve the minutes of the October 8, 2009, meeting minutes as amended. The motion was seconded by Mrs. Carter and was unanimously passed.

4. Financials

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

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

b. **Membership** – Membership is at 75.5% of those who are eligible to join. Discussion was held on the adjustment made to the number of the eligible members in the database that are able to join ASPPPO. This adjustment was made after the database was examined and multiple owners clarified.

5. Committee Reports

a. **ARB Liaison Committee** – The ARB will view the same presentation of the CSA Building renovation as seen by the CSA Board. The ARB needs to decide how they will pay for the upgrades to their department.

b. **Forest Preserve Study** – Mr. Hellman said the Sea Pines Museum and Forest Preserve Foundation had printed calendars to be used as part of the solicitation campaign. A contributor could donate over \$75 to obtain a calendar. The calendars can also be purchased for \$15.

c. **Communications Committee** – Mrs. McNamee distributed revised copies of the last meeting minutes. She said some of the statistics regarding the results from property owner survey in the meeting minutes were not correct. She estimated her sampling of the surveys to be around 3% of the total number of property owners.

The prize drawings for those who submitted their survey by Oct 27th was held and the winners have been notified. Mrs. McNamee hopes to have the final results of the survey by the December meeting.

d. **Covenant Enforcement** – Mr. Lotz reported that the committee is still working on the penalty portion of their proposal. This item was deferred until the next meeting.

e. **Density Units** – Nothing additional to report.

f. **Finance Committee** – Mrs. Carter said that bank confirmation forms for ASPPPO had been mailed out to the banks as a “check and balance” and all the accounts were in order.

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

h. **Town and Gated Community Relations** – The October 15th meeting minutes were included in the board package. Mrs. Carter added that the meeting was a success.

Senator Tom Davis was an excellent speaker and the topics covered were of great interest to the committee.

Senator Davis spoke on Act 388, wind and hail Insurance, Senate Bill 30 and the proposed Jasper Port Authority. The board felt these topics would be of great interest to Sea Pines property owners in general and suggested publishing more details of these topics in the Sea Pines Community Newsletter or inviting Senator Davis to speak at an open meeting.

Mrs. Carter also said that she had been contacted by Steve Riley's office, the Hilton Head Island Town Manager, who requested to speak at the committee's next meeting. The Town is creating a long range plan and would like the gated communities' assistance in its creation and promotion.

i. **POA President's Committee** – Nothing new to report.

6. **Key Issue Updates**

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

7. **Board Member Comments**

a. **ASPPPO and CSA Annual Meeting** –John McLauchlin, CSA President, said he would like to hold the annual meeting earlier in the year than May. He would also like to research the cost of holding the meeting at a facility in Sea Pines, offering snacks and an open bar at the end of the meeting and proposed contacting either the Sea Pines Country Club or the Plantation Club. He asked the ASPPPO Board to consider this venue and he will contact ASPPPO President Don Carlson upon his return.

b. **2010 ASPPPO Meeting Dates and Time** – The board members reviewed the proposed schedule and some of the members preferred moving the time of the meetings forward to 2:00 p.m. instead of 3:00 p.m.

The board questioned the agenda items or topic of the February open meeting. It was felt that if the "Vision of Sea Pines" was the topic and this was part of the development of a master plan, that the meeting should be open to all residents and not just ASPPPO members.

8. **Adjournment**

With no further business, the meeting adjourned at 3:45 p.m.

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

Respectfully submitted,

Sam Pruet
Acting as Secretary