

Association of Sea Pines Plantation Property Owners
Meeting Minutes
December 11, 2008

The December 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**

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| Present: | Don Carlson | Kathy Carter | Fred Wynn |
| | Sam Pruett | Mike Hellman | Audrey King |
| | John McLauchlin | | |

Absent: Paul Aikman

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| Staff: | Cary Kelley | William Leitner | David Henderson |
| | Jeanne Pearse | | |

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| Guest: | Bob Hattersley | George Minot | Nikki McNamee |
| | Karl Becker | | |

2. **ASPPPO Administrator's Report**

a. **Covenant Enforcement Report List** – Each of the homes on the list were discussed.

b. **Standardized Fencing In Sea Pines** – Mr. Kelley sent a letter to the ARB on behalf of the ASPPPO Board requesting them to consider a standardized fence being used at construction sites to avoid the unsightly and sometimes hazardous temporary fencing that property owners erected themselves in order to protect their property. A copy of the letter was included in the Board package. Mr. Kelley has not received a response to the letter yet.

3. **Minutes** – A motion was made to approve the minutes of the November 13, 2008, meeting as amended. The motion was seconded and was unanimously passed.

4. **Financials**

a. **November 2008 Financials** - The November financial statements were reviewed and ASPPPO remains in good financial position. Mr. Leitner inquired if he should continue to invest in the same manner and risk level currently being done. The sense of the Board was that Mr. Leitner should continue investing

using the same method.

b. **Membership** – ASPPPO membership is at 82% of those property owners who are eligible to join. The Board felt this was not bad under the current economical circumstances.

Discussion was held on increasing the number of bill mailings and this item will be placed on the agenda in January.

An article should also be placed in the newsletter encouraging residential property owners to pay their ASPPPO Dues and notifying them of the total membership reached in 2008.

5. **Committee Reports**

a. **ARB Liaison Committee** – The expansion of the CSA building was discussed at the ASPPPO workshop. Mrs. Carter strongly recommended that Mr. Kelley consider giving the ARB at least eight feet for storage space.

Mr. Kelley said the layout was only conceptual at this point and a meeting has been scheduled for tomorrow with the architect to go over the plans.

Discussion was also held regarding a new home on Sea Pines Drive whose landscape lighting was installed without ARB approval. This issue is being addressed by the ARB.

b. **Forest Preserve Study** –Mr. Hellman said a meeting with Mr. Birdwell has not taken place yet, but he plans to set up a meeting in January.

c. **Communications Committee** – Mrs. King said a meeting was scheduled to be held earlier this morning, but none of the Committee members could attend. She will look at revising the schedule for next year so the Committee will meet in January instead of December.

At last month's ASPPPO Board meeting, Mr. Carlson relayed that Mrs. King had been approached by the Commercial Committee to place an insert in the newsletter. The Guidelines state that no advertising will be accepted and she feels this is too commercial for the newsletter. A copy of the Communications Committee's Guidelines was included in the Board package for their review. Mrs. King has tried to meet with Mr. Gossett and discuss this issue with him, but has been unsuccessful. She will try to arrange a meeting with him in January.

The Board discussed the problem of the fine line between articles being considered an advertisement and what was newsworthy information for property owners. Mrs. King said her Committee has gone to great lengths to try and prevent any advertising as stated in the Guidelines that she inherited. The

ASPPPO Board was pleased with the content of the newsletter to date and no action would be taken today. Mrs. King will try to arrange a meeting with Mr. Gossett to discuss this issue with him further.

d. **Recommendation of the Nominating Committee** – The CSA Board met on November 25th and the Nominating Committee had asked the Board to table their recommendation of the ARB appointments in light of some new correspondence that was received.

A special CSA Board meeting was held yesterday, December 10th to vote on the appointments. The Nominating Committee has changed their original recommendation, and is now recommending appointing Mrs. Nelander as the CSA full-member for a three year term beginning January 1, 2009 and ending December 31, 2011.

The Nominating Committee is now recommending Robert Stichweh for the Alternate position which is jointly appointed by both the ASPPPO and CSA Boards. The term for the Alternate position would begin January 1, 2009 and end December 31, 2009.

Mr. Pruett made a motion to approve Mr. Stichweh 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. McLaughlin and was unanimously approved.

e. **Covenant Enforcement** – Nothing to report.

f. **Density Units** - A copy of the report was included in the board package. There has not been much activity. Mr. Leitner said he had just completed a study of the open space, consolidated and de-consolidated lots. There are a total of 162 lots that are not developed. Mr. Carlson added that a master list has been compiled and will be kept up to date.

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

h. **Legal Affairs Committee** –The West Willow Oak litigation is continuing. The question of whether or not The Sea Pines Resort should pay a 1% or ½ % commercial assessment has been researched and an opinion has been given by the attorney. It is the attorney's opinion that The Sea Pines Resort should be paying 1% instead of a ½ %. This will be discussed with the Sea Pines Resort. No other action will be taken at this time.

i. **Town and Gated Community Relations** – Mrs. Carter said Steve Riley from the Town of Hilton Head has accepted the invitation to be a guest speaker at the Town and Gated Community meeting scheduled for February 6, 2009, in

Shipyard Plantation.

j. **POA President's Committee** –Nothing to report.

k. **Covenant Issues** – The list of categories for covenant revisions were discussed. Mr. Carlson said he would like to hold an ASPPPO workshop in the latter part of January, or early February and would like this topic to be on the agenda.

6. **Key Issue Updates**

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

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

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

d. **Beach/Harbour Town/South Beach Access** – A list of priorities is being developed.

e. **Neighborhood/Community Involvement Update** – Nothing to report other than they will be more operational in 2009.

7. **Board Member Comments**

a. Two issues came up at a recent meeting of the Calibogue Cay Board of Directors. A port-a-let had been left on a property at the North end of the street. Mr. Kelley said he would follow up on having the port-a-let removed.

The second issue was an unfinished construction of a home on North Calibogue Cay Road. The ARB is continuing to address this issue.

8. **Recognition**

The ASPPPO Board President and fellow Board members thanked Paul Aikman, Fred Wynn and Sam Pruett, for their years of service and all their hard work while on the ASPPPO Board. Their three year terms end this month, however, Mr. Pruett has agreed to complete Mr. Curry's term which ends in 2010.

9. **Adjournment** - The meeting adjourned for the day at 4:10 p.m. The next meeting will be held on **Thursday, January 8, 2009, at 11:30 a.m.** in the Stewart Room of the Harbour Town Conference Room.

Respectfully submitted,

Audrey King
Secretary