

**Association of Sea Pines Plantation Property Owners Association, Inc.**  
**Special Board of Directors Meeting**  
**Thursday, December 14, 2006**  
**4:00 p.m.**

The special meeting was called to order at 4:00 p.m. by President Williams in the CSA Main Conference Room. He began the meeting by saying that he felt it was necessary to have a special meeting to reconsider the motion made at the last meeting regarding the negotiations on the covenant revisions. He had been contacted by several members who were not comfortable about the motion being defeated by a tie vote and felt the importance of this issue justified a special meeting.

**1. Roll Call**

Present:	David Williams	Jim Young	Don Carlson
	Kay Morton	Sam Pruett	Bob Bartlett
	Fred Wynn	Paul Aikman	

Absent: Audrey King, Proxy given to Sam Pruett

Staff: Jeanne Pearse

Guests: John McLauchlin

**2. Discussion on the Motion Regarding the Covenant Revisions**

Mrs. Morton made a motion to recommend the resolution made at the December 7, 2006 meeting be brought onto the table for reconsideration and discussion. The motion was seconded by Mr. Aikman and was passed. Bob Bartlett, Sam Pruett and Audrey King who was not present, but who had submitted her proxy to Sam Pruett, objected to the motion.

Mr. Bartlett objected to the motion because he didn't feel the ASPPPO Board had the authority to reconsider the motion. He felt that once the Board had made a motion and voted on it, that decision should be final. If this practice was not followed, then the Board could simply continue to bring up past motions and re-vote on them, and at what point would it stop.

Mr. Aikman, who, at the last minute, was unable to make the December 7, 2006 meeting, stated that the objective was to reach an opinion that the majority of Board members agreed upon.

Mr. Wynn stated that he had asked Mr. Hagoort of the Legal Affairs Committee, and he said the board could revisit a vote as many times as wanted.

Mr. Carlson made a motion that the ASPPPO Board approves the negotiating team agreeing to go forward with the covenant change referendum for a one-time special assessment only in the event of a storm or natural disaster and changing the covenant language regarding the CPI so the property owner's assessment is not always raised to the maximum amount allowed. The motion does not include the proposed .025% transfer fee.

Mrs. Morton seconded the motion and a roll call vote was taken.

**For**

Don Carlson  
Kay Morton  
Fred Wynn  
David Williams  
Jim Young  
Paul Aikman

**Opposed**

Bob Bartlett  
Audrey King  
Sam Pruett

The motion passed.

Mr. Bartlett said he objected because the residential property owners already pay 96% of the total assessments and commercial pays only 4%, this was inequitable and unfair for the annual assessments and as a contribution for the reserve fund.

Discussion was held on commercial and residential assessments.

Mr. Williams will call Mr. Carbiener and let him know the results of the vote and tell him the ASPPPO Board will not be in favor of Mr. Carbiener' proposal.

**3. Adjournment**

The next meeting will be held on Tuesday, January 9, 2007, at 11:30 a.m., in the Harbour Town Conference Center. With no further business the meeting adjourned at 4:20 p.m.

Respectfully submitted,

Jeanne Pearse  
Acting as Secretary