

**Association of Sea Pines Plantation Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, December 7, 2006**  
**3:00 p.m.**

The meeting was called to order at 3:00 p.m. by President Williams in the CSA Main Conference Room.

**1. Roll Call**

Present:	David Williams Kay Morton Audrey King	Jim Young Sam Pruett Fred Wynn	Don Carlson Bob Bartlett
Absent:	Paul Aikman		
Staff:	Cary Kelley William Leitner	David Henderson	Jeanne Pearse
Guests:	Kathy Carter Tom Hagoort	Mike Hellman	John McLauchlin

**2. Introduction of the Newly Elected ASPPPO Board Members**

President Williams welcomed Kathy Carter, Mike Hellman and John McLauchlin as newly elected 2007 Board members. They were invited to attend the January 9<sup>th</sup> organizational meeting.

An orientation meeting will be held for the new members and Don Carlson will cover the issues discussed at the planning session held this past year.

Mr. Pruett made a motion to recognize all the time, dedication and contributions made by off- going members Bob Bartlett, Kay Morton and Dave Williams. The motion was seconded by Mr.Young and was approved unanimously.

**3. Legal Opinion From McKenna, Aldrich & Long**

Mr. Hagoort , a member of the Legal Affairs Committee, distributed a copy of the written legal opinion obtained from the law firm regarding mini-hotels and commercial assessments. It is considered privileged client information and Mr. Hagoort provided a verbal executive summary.

Discussion was held regarding the Sonberg litigation. Mr. Bartlett made a motion that President Williams write a letter to the owners of Lot 17, Plantation Drive, stating that the ASPPPO Board was retracting its support to sub-divide Lot 17 into three lots, in a one-step process. The ASPPPO Board has no responsibility to grant or approve lot subdivisions. The motion was seconded by Mr. Carlson and was passed unanimously.

Mr. Hagoort left the meeting at 3:35 p.m.

4. **ASPPPO Administrator's Report**

a. **Property Covenant Enforcement Report** - The properties being monitored on the Property Report list were reviewed and discussed by the board members. Discussion was again held regarding complaints received about problem properties that no longer appear on the list due to their being the responsibility of another entity such as the ARB. Mr. Bartlett felt these were unresolved issues that should continue to appear on the list and be monitored. He noted two residences that had exposed propane tanks.

It was the consensus to leave the report as is and the ARB will be asked to include their inspection report with their minutes.

5. **Approval of the Meeting Minutes**

A motion was made by Mr. Pruet to approve the November 14, 2006 meeting minutes as amended. The motion was seconded by Mr. Bartlett and was passed unanimously.

6. **Financial**

a. **Financial Statement** - A copy of the November financial statement was included in the board package and reviewed by the directors. Discussion was held on legal costs.

b. **Proposed 2007 Budget** – A copy of the revised proposed budget for 2007 was reviewed. Minor revisions were suggested. Mr. Carlson made a motion to approve the proposed budget for 2007 with the minor changes. The motion was seconded by Mr. Bartlett and was passed unanimously.

c. **Colorized Newsletter Cost Increase** – Mr. Leitner said that ASPPPO's share for the cost an eight page newsletter to be printed in color increased by \$550 per issue. It was agreed that the increase in cost was minimal in contrast to how many positive comments had been received.

d. **ASPPPO Membership Dues**- The bills have been mailed out.

## **7. Committee Reports**

a. **Legal Affairs Committee** – President Williams asked why Mr. Karl Becker, a member of the committee, had submitted questions about CSA tax matters. A copy was included in the board package. This was not a Legal Affairs Committee assignment. Mr. Pruett stated Mr. Becker had submitted his questions as a property owner and not as a member of the committee. The questions will be referred to the CSA Finance Committee.

b. **Communications Committee** – Mrs. King said she continues to receive many compliments on the colorized version of the newsletter. Mr. Jim Carroll who was interested in volunteering at the community center has changed his mind and Mr. Kelley will turn over the responsibility of coordinating lectures and events to John Deleba who currently works at the center.

The list of resolutions to the ARB from the June Open Meeting will be published in the newsletter. There had been some discussion that the article would interfere with the current litigation. The document was reviewed by legal counsel and will be published.

c. **Covenant Enforcement** – Mr. Bartlett said the report was covered earlier in the meeting and he had no further comments.

d. **ARB Liaison** – Mr. Young updated the board on current issues being addressed by the ARB. The board members asked Jim Young and Pat Jenkins to set up an informal meeting with the appointed board members to hear about their concerns before Tuesday, December 12, 2006.

## **8. Update on the Meeting with Commercial Representatives**

Mr. Carlson said Sam Pruett and Fred Wynn had met with the Company and commercial representatives to seek an agreement on the Disaster Recovery Covenant changes.

The representatives did not object to the .025% transfer fee for new property owners which would go into a reserve fund, but were not willing to make any contribution to the fund. The Company and commercial representatives agreed to moving the Disaster Recovery Covenant changes forward without the transfer fee proposal. which could be used for capital projects for planned and unplanned expenses.

They also agreed to a special one-time assessment for all property owners that would only be activated in the event of a storm or natural disaster which would be equal to the prior year's assessment. The current assessment ratio stands at 96% residential and 4% commercial.

A lengthy discussion was held on the transfer fee and some of the board members did not agree to keep it on the negotiating table if the commercial entities were not willing to contribute more.

The commercial representatives were investigating the cost of an insurance policy to cover the loss of gate pass revenue in the event of a natural disaster or storm. There was a very cooperative attitude from the commercial representatives toward possible funding of the insurance costs.

The \$5 Gate fee negotiations were discussed and it was felt the ASPPPO Board should be an active participant in the renewal process, as stated in the 1984 agreement.

More discussion was held and Mr. Carlson made a motion that the ASPPPO Board approves only the proposed covenant change for the one-time special assessment provision without the proposed transfer fee. Mr. Wynn seconded the motion and a roll call vote was taken.

<b><u>For</u></b>	<b><u>Opposed</u></b>
Don Carlson	Bob Bartlett
Kay Morton	Audrey King
Fred Wynn	Sam Pruett
David Williams	Jim Young

Due to the tie vote, the motion did not pass.

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 his proposal that was going to be voted on at the January CSA Board meeting.

9. **Proposed Mission Statement**

Discussion was held and Mr. Bartlett made a motion to approve the following as ASPPPO's mission statement:

ASPPPO's mission is to represent the common interests of Sea Pines residential property owners in all matters. ASPPPO does this by insuring compliance with all covenants and by communicating and acting on issues of importance to residential property owners.

The motion was seconded by Mr. Pruett and was passed unanimously.

10. **Board Member Comments**

a. **Objectives for 2007** – Mr. Carlson said he would discuss these issues with the newly elected members at their orientation meeting and at the next ASPPPO Board meeting.

11. **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 5:40 p.m.

Respectfully submitted,

Audrey King  
Secretary