

Association of Sea Pines Plantation Property Owners  
Meeting Minutes  
February 14<sup>th</sup>, 2008

The February 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
	Audrey King	Sam Pruett	Mike Hellman
	John Curry	Paul Aikman	

Absent: John Mclauchlin

Staff:	Cary Kelley	William Leitner	David Henderson
	Tracey McNeill		

2. **ASPPPO Administrator's Report**

a. Mr. Kelley noted that he had received information from the Beaufort County School Department that the Superintendent of Schools, Dr. Valerie Truesdale would be interested in speaking with the property owners of Sea Pines with regards to the upcoming referendum for school funds in Beaufort County. It was suggested that Mrs. Carter work with the School Department to find a date suitable for the talk that would not conflict with the ASPPPO open meeting. The Board also discussed that the sign in front of the CSA Administration Building looked good and acknowledged Mr. Wynn's work on the sign design.

b. **Covenant Enforcement Report List**- Mr. Henderson updated the board members on the covenant violations report. He noted that the ARB had received a landscape plan from the property owners on St. Andrews who had constructed a fence without ARB approval.

3. **Minutes** - Mr. Pruett made a motion to approve the January 10<sup>th</sup>, 2008 meeting minutes as amended. Mr. Hellman seconded the motion and it was passed unanimously.

#### 4. Financials

a. **January 2008 Financials** - The January financial statements were reviewed. Mr. Leitner noted that ASPPPO financials are in excellent condition.

b. **Membership** - Mr. Leitner noted that membership was slightly down from this time last year.

#### 5. Reserve Funding Task Force

Discussion was held on the referendum that would be presented to property owners. Some Board members were concerned that an undue burden was being placed on the residential property owners. A motion was made by Mrs. Carter to support the task force report and the referendum. Mr. Pruett seconded and added that the report was supported, but with concerns for funding recommendations. The motion was defeated with 3 in favor of the motion with language regarding funding and 4 were opposed. A revised motion was presented by Mr. Curry which stated that the Board supported the need for infrastructure funding. Mr. Pruett seconded the motion and it was passed with Mrs. Carter abstaining.

#### 6. Proposed Survey of Residents

Mr. Wynn presented to the Board the first draft of a property owner survey. Discussion was held on the content of the survey and it was noted that some of the questions could be perceived as negative, especially toward commercial entities within Sea Pines. It was agreed to revisit some of the questions on the survey and bring it back to the Board.

#### 7. Committee Reports

a. **ARB Liaison Committee** - Mrs. Carter reported that Beach Club parking lot is nearing completion. She also noted that the ARB did not approve a proposal from Sea Pines Resort to put up a wall between the parking lot and the back of the building that faces the parking lot to cover up the rear entrance to the restaurant there.

b. **Beach Club Committee** - Mrs. Carter reported that the ARB Board was to tour the Beach Club prior to the removal of the trees that had been approved for removal.

c. **Communications Committee** - Mrs. King had nothing new to report.

d. **Covenant Enforcement** - No additional comments.

e. **Density Units** - A copy of the report was included in the board package.

f. **Legal Affairs Committee** - The current legal issue is moving forward.

g. **Town and Gated Community Relations** - Mrs. Carter said that there will be another meeting on February 29<sup>th</sup> at Wexford and the guest speaker will be Scott Richardson who will discuss insurance issues with the group.

8. **President's Comments** - Mr. Carlson reported to the Board that Pat Jenkins, President of the CSA Board would like Kathy Carter to continue in her role as ARB Liaison for the CSA Board and that Mike Hellman would be the ASPPPO liaison. He also noted that a planning workshop is scheduled for Monday, February 25<sup>th</sup> and asked that members come prepared with ideas and issues they wished to discuss.

9. **Adjournment** - The meeting adjourned at 4:50 p.m. The next meeting is scheduled for March 13, 2008, at 3:00 pm in the main CSA Conference Room.

Respectfully submitted,

Audrey King  
Secretary