

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

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. President Carlson presided.

1. **Roll Call**

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

Staff:	Cary Kelley	William Leitner	David Henderson
	Jeanne Pearse		

Guest:	Fred Wynn	Karl Becker
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2. **ASPPPO Administrator's Report**

a. **Covenant Enforcement Report List** - Mr. Henderson discussed the seven homes with covenant violation that were on the list.

b. **Upkeep on Foreclosed Properties** – Mr. Kelley recommended the ASPPPO Board to begin planning how they were going to handle complaints on foreclosed homes. This problem is on the rise and with the forecast of an even greater decline in the economy, more foreclosures are inevitable. He proposed keeping an open mind and using creative ideas to keep these properties maintained and the community attractive to new property owners. One idea he presented was making arrangements to be reimbursed by the banks for providing landscape maintenance using CSA staff until the home was purchased. Mr. Minot said he would discuss this issue at the February CSA Finance Committee meeting.

3. **Minutes** – Mrs. Carter made a motion to approve the minutes of the January 8, 2009, meeting minutes as submitted. The motion was seconded by Mr. Hellman and was unanimously passed.

4. **Financials**

a. **January 2009 Financials** - The January financial statements were reviewed and ASPPPO remains in good financial position. The current investments were discussed and it was determined that security of the funds was primary and Mr. Leitner will continue investing in the same manner.

b. **Membership** – ASPPPO membership is down 4% from last year at this same time. A second notice will be mailed out to 1,500 property owners on February 6th.

c. **Approval of the ASPPO Budget for 2009** – Two versions for a 2009 budget was included in the board package. Version A, included the cost of the proposed property inspector and reflected a projected budget of 80% membership participation.

Version B, did not include the cost of the property inspector and a projection of only 79% membership participation.

After some discussion on the decline of the economy, it was determined that this was not the time to be increasing personnel even though it was felt a property inspector was needed. Mr. Minot made a motion to accept Version B as the budget for 2009. The motion was seconded by Mr. Pruett and was unanimously passed.

5. **Appointment of Committee Chairman and Members**

A list of the proposed committees, their chairmen and the proposed Communications Committee roster was included in the board package. Discussion was held and Mr. Pruett made a motion to approve the Committee assignments and the recommendation for their Chairman as presented. The motion was seconded by Mrs. Carter and was unanimously approved.

Mrs. King, Chair of the Communications Committee said she had two new volunteers for 2009. They were Shirley Berger and Joy Shapiro. Emory Logan, Leah and Tom Foster had completed their terms at the end of 2008. Mr. Hellman made a motion to approve the Communication Committee membership as submitted. The motion was seconded by Mr. McLauchlin and was unanimously passed.

6. **Committee Reports**

a. **ARB Liaison Committee** – The ARB is continuing its update of their guidelines and is almost finished.

b. **Forest Preserve Study** – Nothing new to report.

c. **Communications Committee** – Mrs. King recognized Jim Smith for his contribution of photographs that are used as the front cover of the newsletter.

Mrs. King said that advertising continues to be a problem. Recently, she met with Steve Birdwell to discuss a newsletter article that The Resort wanted to place in the Community Newsletter. She relayed to him that the newsletter did not publish any direct advertising and that a fine line existed between what was merely informational for property owners and what was advertising. The article did offer a substantial savings for property owners and a revised article without the prices had been shown to him.

He really preferred the prices be included because property owners would immediately see the savings and there was a better chance of them taking advantage of it.

A lengthy discussion was held on what distinguishes the difference between advertising and information material. It was suggested that anything that provided a service, benefit

service, benefit or discount to property owners should be published in the newsletter and to make it as easy as possible for the property owner to access the information by having it right there. Especially for those who do not own a computer.

Others felt the website should be used to supplement any information in the newsletter. This would cut down on the amount of space used in the newsletter, whereas, the amount of space used on the website is not a problem.

The final determination made by the Board was that the pricing in the article be eliminated and instead, use a percentage for the amount of savings. The article would also refer readers to the website for special pricing information.

Mrs. King also noted that Mr. Birdwell was going to do an article about the future plans of The Resort. She felt this would be most beneficial to quell the speculation and gossip in the plantation.

d. **Covenant Enforcement** – Mr. Lotz met with Mr. Kelley to get familiar with the history of what has been done so far.

e. **Density Units** - A copy of the newly reconciled report was included in the board package. Mr. Minot said a more detailed list is also available. More research is being done on lots that do not have density units and also verifying open space. The ultimate goal is to verify the number of unassigned density units that the Resort has. The designated 105 Commercial acres were also discussed.

f. **Finance Committee** – Mrs. Carter said she, Don Carlson and Mr. Leitner will closely monitor the membership in 2009.

g. **Legal Affairs Committee** –The West Willow Oak litigation is continuing. The property owner, High Country Club, has declared bankruptcy and all operations have ceased.

h. **Town and Gated Community Relations** – Mrs. Carter said the Town of Hilton Head is concerned over some of areas on the Island that are aging and in need of repair. Steve Riley, the Town Manager, has been invited as a guest speaker to discuss this issue. The next meeting is scheduled for February 6, 2009, at 10:30 a.m. in Shipyard Plantation and twenty people from ten different gated communities have said they will attend.

i. **POA President's Committee** – Mr. Pruettt had nothing to report.

7. Key Issue Updates

The Key Issues will be determined at the February 6, 2009 ASPPO Workshop.

8. Board Member Comments

a. **Additional Open Meeting** – Mr. Carlson said it may become necessary to hold an open meeting and co-host it with CSA regarding the litigation. If it was decided to hold a meeting, it was suggested to ask Mr. Birdwell to also participate.

9. **Adjournment**

A motion was made by Mr. Pruett and seconded by Mrs. King to adjourn the meeting. The motion was unanimously passed. The next meeting will be held on Thursday, March 5, 2009, at 3:00 p.m., in the CSA Board Conference Room. With no further business, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Audrey King
Secretary