

Association of Sea Pines Plantation Property Owners  
Meeting Minutes  
February 8, 2007

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 main CSA conference room. President Don Carlson presided. Mr. Carlson began by thanking everyone who had attended the prior day's planning session.

1. Roll Call

Present:	Paul Aikman	Don Carlson	Kathy Carter
	Mike Hellman	Audrey King	John McLauchlin
	Fred Wynn	Jim Young	Sam Pruett

Staff:	Cary Kelley	David Henderson	William Leitner
	Jeanne Pearse		

Guest: Dan Westerbeck

2. ASPPPO Administrator's Report

a. Revised Enforcement Policy - Mr. Kelley had enclosed copies of both the old Covenant Enforcement Policy and the new proposed one. There was only one revision which would now allow a property owner up to 60 days to make any corrective issues that involved ARB approval. This was a more feasible allotted time table. Mr. McLauchlin made a motion to approve the revision to the Covenant Enforcement Policy as presented. Mr. Pruett seconded the motion and it was unanimously passed.

b. Property Report List- Mr. Kelley said that one of the properties on the list had sold and the problems with the property would be corrected at closing.

One other property was not taking any corrective action and Mr. Kelley requested the Board to move forward with litigation. Discussion was held on asking for court costs. Mr. Young made a motion to begin litigation proceedings against the owner of 17 Evergreen. The motion was seconded by Mr. Hellman and was unanimously passed.

Mr. Henderson completed the remainder of the report. Discussion was held on problems with properties that had been turned over to the ARB and/or Security to resolve. The ASPPPO Board was concerned that these may fall through cracks and not

corrected. Mr. Henderson will continue to monitor these properties until the problems are resolved.

3. Minutes - Mr. Pruett made a motion to approve the meeting minutes of the January 9, 2007 meeting as submitted. Mr. McLauchlin seconded the motion and it was unanimously passed.

4. Financial- Mr. Leitner said that there was approximately \$220,000 in liquid funds and asked for direction to either invest in CD's or if the funds would be needed for legal fees. Mr. Wynn will meet with Mr. Leitner to determine how to invest the funds.

Membership is up by 150 more people than last year at this same time. One more mailing will be done and a list will be created of those who have not joined and Mr. Carlson suggested to consider calling people on the list. It was the sense of the Board that this was not a true comparison of the membership because more mailings had been done than last year.

Legal fees and the status of the Sonberg settlement were discussed. The insurance company was willing to take over the litigation or the McNair Law Firm could continue to represent ASPPPO. Mr. Kelley said that it was important to understand that the McNair Law Firm would protect the covenants, whereas, the insurance company would look out for its own best interests. The ASPPPO Board did not want to be committed to anything at this time. As the insurance company's counsel was going out of town for two weeks and the Legal Affairs Committee was working with Mr. Sonberg to get ASPPPO removed from the suit, Mr. Kelley was directed to call the McNair law firm and indicate that Mr. Joe Barker was not to have any contact with Mr. Sonberg and the possible settlement with the Legal Affairs Committee would take the lead.

5. Committee Assignments and Chairmen - A list of the proposed committees and their chairmen were included in the Board package. Discussion was held. Mr. Pruett made a motion to approve the list of committees and their chairmen as listed. Mrs. Carter seconded the motion and it was unanimously passed.

- a. ARB Liaison Committee – Jim Young/Kathy Carter
- b. Beach Club Committee – Kathy Carter
- c. Communications Committee – King
- d. Community Outreach – Sam Pruett
- e. Covenant Enforcement – John McLauchlin
- f. Density Units – Paul Aikman
- g. Finance – Fred Wynn
- h. Forest Preserve/Heritage Farm/Lawton Stables – Mike Hellman
- i. Legal Affairs Committee – Sam Pruett/Fred Wynn
- j. Mini-hotels – Mike Hellman

k Town and Gated Community Relations – Kathy Carter

6. Committee Reports

a. ARB Liaison Committee - Mr. Young said the ARB was being diligent and were focusing on color, landscaping and their guideline changes. The Board inquired whether or not they will be able to see a draft of the changes. Mr. Young will follow up on this issue.

b. Communications Committee - Mrs. King said she and the committee were concerned about placing an article the ARB had submitted for the newsletter and had asked them to replace it.

She also noted that the committee is continuing to discuss and critique the various articles that borderline advertising to insure that the guidelines are being followed.

c. Density Unit Count - A copy of the report was included in the board package.

d. Town and Gated Community Relations - Mrs. Carter said she had contacted Mr. Carl Lewis at Association Services who is the regime manager for the Turtle Lane Club. He was very responsive and had given her names of several owners to contact.

7. Board Member Comments

a. Covenant Revisions - Mr. Young inquired about the status of the marketing plan for the covenant revisions. Mr. Kelley said that two firms had been contacted to submit bids and if anyone had suggestions for the upcoming referendum to please contact him.

b. ASPPPO Website - The status of the ASPPPO website was discussed. Mr. Kelley asked the ASPPPO Board to determine what information they wanted on the website and a general layout for it. Once that is done, the information can be given to Tracey to put it on the site. Mr. Wynn will work with Mrs. King to coordinate the setup.

c. New ASPPPO Logo - Discussion was held on changing the ASPPPO logo to one with a more attractive design. This had been discussed earlier, but was postponed due to the amount of stationery, envelopes and business cards, etc. on hand.

d. New ASPPPO Sign - A new ASPPPO sign for the front of the CSA building was discussed. The ASPPPO Board wanted to be added to the current CSA sign. Mr. Kelley suggested to add a smaller sign to be hung from the existing CSA sign since that sign was recently replaced at a cost of \$6,000 and no room was available on that sign. Mr. Pruett said the ASPPPO sign should be on top of the sign instead of underneath it. Mr. Kelley asked if ASPPPO was willing to pay for a new sign. It was determined that Mr. Pruett and Mr. Kelley

would work together on this project.

e. Property Owner Survey - It was recommended that a joint ASPPPO/CSA survey be done of the property owners. The last one was done in 2001 and it was the sense of the board to do a survey every five years or so.

f. ASPPPO Decal - The creation of an ASPPPO decal for members was discussed. Mr. Wynn will work on the graphic for the decal.

#### 8. President's Comments

a. Open Meeting Agenda Items - Mr. Carlson said he thought the main item on the agenda would be the proposed covenant amendments. The proposed amendments included the authority for the CSA Board to do a special assessment only in the event of a natural disaster and to change the covenants so it is not mandatory to raise the assessment amount by the full amount of the annual CPI increase.

Mr. Young asked if Mr. Steve Birdwell was going to do his presentation on the Resort's future plans at the March open meeting. Mr. Carlson said no, but he may be asked to do a presentation for the June open meeting.

#### 9. Adjournment

The next meeting will be held on Tuesday, March 8<sup>th</sup> at 2:00 p.m., in the library of the Providence Presbyterian Church.

With no further business, the meeting was adjourned at 4:20 p.m.

Respectfully submitted,

Audrey King  
Secretary