

Association of Sea Pines Plantation Property Owners
Meeting Minutes
March 13, 2008

The March meeting of the Board of Directors of the Association of Sea Pines Plantation Property Owners was called to order at 1:30 p.m. in the CSA Main Conference Room. The Board was meeting earlier to permit enough time to adjourn and reach the ASPPPO Open Meeting which began at 3:00 p.m. at the Sea Pines Community Center.

The main agenda item for the Open meeting was the Power Point Presentation of the Sea Pines Infrastructure Study prepared by the CSA Reserve Task Force. A copy of the report is attached to these minutes.

1. **Roll Call**

Present:	Don Carlson	Kathy Carter	Fred Wynn
	Audrey King	Sam Pruett	Mike Hellman
	John McLauchlin	John Curry	

Absent: Paul Aikman

Staff:	Cary Kelley	William Leitner	David Henderson
	Jeanne Pearse		

2. **ASPPPO Administrator's Report**

a. **ASPPPO Committee Term Limits and Other Plantation's Guidelines .**

Copies of Committee Term Limit policies for three other property owner associations were included in the Board package to use as a comparison in deciding what changes, if any, were needed to ASPPPO's Committee Term Limit Policy. The copies included were guidelines for Hilton Head Plantation, Fairfield Harbour, Sienna Plantation, and ASPPPO's

The Communications Committee has one member who has exceeded his term limit (6 years), but wishes to remain on the committee. Chairman Audrey King said he is an excellent member and an active participant. The other issue is lack of new volunteers to replace him. Also, two or three of the other committee members are away part of the time and there are only 8 committee members including herself.

A change to ASPPPO's Committee Term Limit Policy would require only a vote of the Board members and not an ASPPPO By-law change. Discussion was held on changing Paragraphs 4 and 6 of the policy, or creating a visiting member, or ex-officio position or possibly just asking for a waiver. The members were asked to consider this issue and offer their recommendations at the next meeting.

b. **Covenant Enforcement Report List**- Mr. Henderson updated the board members on the covenant violations report. He also noted that the high definition satellite dishes are required to be placed in more of an open area. This may create more issues about the visibility of satellite receivers in Sea Pines.

3. **Minutes** - Mr. Pruett made a motion to approve the February 14, 2008 meeting minutes as amended. Mrs. Carter seconded the motion and it was passed unanimously.

4. **Financials**

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

b. **Membership** - Mr. Leitner noted that membership was down 4%, or 150 fewer members from last year at this time.

c. **Approval of the 2008 Budget** . The proposed budget for 2008 had been previously reviewed at the February meeting. No changes were made and Mr. Pruett made a motion to approve the proposed budget for 2008 as submitted. The motion was seconded by Mr. Mclauchlin and was unanimously passed.

5. **Reserve Funding Task Force**

Mr. Mclauchlin said that 4 of the focus groups met last week and 3 met this week. Overall, the group's reactions were in favor of the 2 forms of funding, however, the Realtor group had recommended asking for a transfer fee with a fixed percentage of the annual assessment (e.g., 300%) rather than a transfer fee of .025% of the selling price. One other suggestion that came out of the meetings was to explain the urgency and how much this was needed. The various POA's and others that had attended the meetings were very willing to contact non-resident owners and encourage their support.

6. **Committee Reports**

a. **ARB Liaison Committee** . There has not been a lot of items on the ARB's agenda lately, and of the items being reviewed there has been nothing contentious.

b. **Forest Preserve Study** . Mr. Hellman said that 6 issues still need to be resolved. One of these items is a complete re-survey of the Forest Preserve. He was recommending that ASPPPO, CSA, The Sea Pines Resort and the Sea

Pines Museum and Forest Preserve Foundation split the \$30,000 fee for this project. This item will be brought up again in the near future.

c. **Communications Committee** - Mrs. King said a new graphic artist was being used due to the current one relocating to another area. The Red Cross Blood Drive was scheduled for May 29th from 1-6 p.m. and volunteers were needed to help assist the Red Cross workers and to bake cookies. She also encouraged everyone to do their part and donate blood.

d. **Covenant Enforcement** – Mr. Mclauchlin and Mr. Curry met with Mr. Kelley and he is accumulating information from other plantations as to how they are handling covenant enforcement. Also, Mr. Kelley is contacting property owner associations nationwide and should have some information by next week.

e. **Density Units** - A copy of the report was included in the board package. There has not been a lot of new construction or additions.

f. **Finance Committee** - No additional comments.

g. **Legal Affairs Committee** - The current legal issue is moving forward. The High Country Club has responded and is requesting a jury trial.

h. **Town and Gated Community Relations** . Mrs. Carter had included a copy of the Committee's February 29th meeting agenda and a new Committee roster. She felt the meeting had a great response, about twenty-one people were in attendance to hear Scott Richardson, Director of SC Department of Insurance speak. She felt the materials discussed at the meeting would be valuable to Sea Pines property owners.

7. **Key Issue Updates** . There was not enough time to fully discuss all the issues at today's meeting. Documentation was distributed on some of the issues for review before the next meeting.

8. **Board Member Comments**

Mrs. Carter congratulated Mr. Curry being selected as the Grand Marshall of Hilton Head Island's 25th Annual St. Patrick's Day Parade.

9. **Adjournment** - The meeting adjourned at 2:30 p.m. to permit the members to reach the Sea Pines Community Center for the open portion of the meeting. The next regular scheduled meeting is **Tuesday, April 8, 2008 at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King
Secretary