

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

The March 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
	Nikki McNamee	George Minot	

Absent: Blaine Lotz

Staff:	William Leitner	David Henderson	Jeanne Pearse
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Guest:	Karl Becker	Mark King
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2. **ASPPPO Administrator's Report**

a. **Covenant Enforcement Report List** - Mr. Henderson discussed the eleven homes that were on the list.

A lengthy discussion was held regarding a home on N. Calibogue Cay Road whose construction was never completed and ended up in foreclosure. Adjacent property owners have complained about the situation, one problem being a construction dumpster which has now been removed.

The Board discussed how the site could be maintained to keep the neighborhood from deteriorating. The CSA Finance Committee is looking into the available options for property maintenance in the event of foreclosure. One option available on this site is to cover the bare dirt with pine straw or mulch.

Mr. Carlson will ask Mr. Kelley to inform the Board about the foreclosure process and monitor the Calibogue Cay site.

3. **Minutes** – Mr. Minot made a motion to approve the minutes of the February 5, 2009, meeting minutes as amended. The motion was seconded by Mr. McLauchlin and was unanimously passed.

4. Financials

a. **February 2009 Financials** - The February financial statements were reviewed and ASPPPO remains in good financial position. A motion was made by Mr. Minot to approve the financial statements as submitted. The motion was seconded by Mr. Pruettt and was unanimously passed.

There is currently \$133,000 in checking and savings. Mr. Leitner was instructed to invest \$50,000 or more to earn a higher interest rate. Mrs. Carter, the Finance Committee chair, will meet with Mr. Leitner to determine the actual amount to be invested.

b. **Membership** – ASPPPO membership is down 5% from last year at this same time. A second notice was mailed out in the first part of February and Mr. Leitner said 41 additional people had joined since the membership report was sent out.

5. Dredging Update

Mr. Mark King was invited to speak on the need to dredge in Sea Pines. He had already given a presentation on this subject at the February CSA Board meeting, however, not all of the ASPPPO Board members had been present.

6. Committee Reports

a. **ARB Liaison Committee** – The ARB has completed updating their guidelines and they are posted on the CSA website. ARB member Debbie Welch has been appointed to join the group working on the proposed CSA Building renovation project that includes the provisions for a community center and an expanded area for the ARB. The cost for the project would be divided according to the amount of work needed in the department's respective areas.

b. **Forest Preserve Study** – Mr. Hellman said a meeting had been held with Mr. Steve Birdwell of the Sea Pines Resort to discuss the transfer of the Forest Preserve acreage. It was suggested that this issue may be an item used in future negotiations if needed. Further discussion was held on the value of the property due to the restrictions it has and on the 1990 plat discrepancies with the 1982 Covenants.

c. **Communications Committee** – Mrs. King had included an updated version of the Committee's guidelines in the package for approval. The only changes were under IV. *Advertising*, which enabled Sea Pines' commercial businesses to place articles that offer discounts to Sea Pines property owners and number III- d. *Current Mailing List* - the newsletter would only be mailed to Sea Pines' property owners who live in the continental USA, which has been the practice. The ASPPPO Board agreed with the changes.

Mrs. King also included a copy of an article submission in the package to give the Board an idea of what people send in.

d. **Covenant Enforcement** – Nothing to report.

e. **Density Units** - A copy of the revised report was distributed. When considering the Sonberg litigation, the total remaining lots decreased from 162 down to 160 and the total number of homes increased from 3,686 to 3,687. There are now 54 Uncommitted Density Units instead of the 53 listed on the original report for February.

f. **Finance Committee** – Mrs. Carter said she had nothing else to report.

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 Gated Communities meeting was a great success. Steve Riley, the Town Manager, spoke about the aging properties on Hilton Head and a copy of the meeting minutes was included in the Board package.

One other topic discussed at the meeting was Senate Bill 30 which is going to be voted on and which affects all homeowner associations. It was not felt this Bill was in the best interests of homeowner associations and a detailed account for this rationalization was in the meeting minutes.

Mrs. Carter asked if a motion could be made authorizing Mr. Carlson to write a letter as ASPPPO President to Senator Glenn McConnell relaying that the ASPPPO Board is in opposition of Senate Bill 30. The letter could be similar to the sample included in the Board package. Mr. Hellman made a motion that President Carlson correspond to Senator Glenn McConnell and relay that the ASPPPO Board was in opposition of Senate Bill 30. The motion was seconded by Mr. Minot and was unanimously passed. The next meeting of the Town and Gated Community Committee is scheduled for the fall of 2009.

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

7. **Key Issue Updates**

Mr. Carlson said he is continuing to work on the Key Issues. Mr. Becker and Mr. Pruett are working on the proposed covenant revisions.

8. **Board Member Comments**

a. **Lawton Stables** – Mrs. King said Lawton Stables was entering their newest addition, a Clydesdale horse and buggy in the St. Patrick's Day Parade. She hoped to get photographs to use in the newsletter.

9. **Adjournment**

With no further business, the meeting was adjourned at 5 p.m. The next meeting will be held on Thursday, April 2, 2009, at 3:00 p.m., in the CSA Board Conference Room.

Respectfully submitted,

Audrey King
Secretary