

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

The March meeting of the Board of Directors of the Association of Sea Pines Plantation Property Owners was called to order at 2:00 p.m. in the library of the Providence Presbyterian Church. President Don Carlson presided.

1. Roll Call

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

Absent: Jim Young

Staff:	Cary Kelley	David Henderson	William Leitner
	Jeanne Pearse		

Guest: Tom Hagoort

2. ASPPPO Administrator's Report

a. New ASPPPO Sign - Mr. Kelley said ARB staff had indicated that the ARB would probably not approve the addition of an ASPPPO sign on top of the existing CSA sign. The ARB suggested combining both the CSA and ASPPPO wording on one sign, however, CSA has just paid \$6,000 for their new sign. Mr. Kelley will circulate drawings of both a combined sign and a new ASPPPO sign to hang below the existing CSA sign.

b. Property Report List- Mr. Kelley said that one of the homes on the list that had an unscreened propane tank has been sold. The new owner will correct the problem and has asked for forty-five days after the March 15th closing date to screen it in.

Mr. Henderson said that more landscaping complaints had just been received, but this was usually the case when weather conditions improved and more people were outdoors.

3. Minutes - Mr. Pruett made a motion to approve the February 8, 2007 meeting minutes as

amended. Mr. Hellman seconded the motion and it was unanimously passed.

4. Financial- Mr. Leitner said that cash and other assets were ahead by \$9,000 of last year's figures.

Membership is up by 8% from last year at this same time. Mr. Carlson suggested creating a list of people who had not joined ASPPPO, but who were eligible to join. Callers would then be assigned to make contact with these people.

Discussion was held on the McNair Law firm bills. It was stated that their bills for legal fees separate out the different or various cases so a total amount for each litigation or complaint could be determined.

5. Referendum Status

The documents in the proposed Referendum package were discussed Mr. Carlson said there were two issues regarding the language used and drafted by Mr. Smoot that should be discussed. The first issue was that the ASPPPO should be added in the language of the documentation so it would show that this was a unified effort and that ASPPPO was promoting the covenant revisions. He also felt ASPPPO should sign the Call and Notice of Referendum.

The second issue was the language used relating to the liens in regards to collection of assessments. Mr. Hagoort said the 1974 Covenants had nothing to do with the collection of assessments and placing a lien on the property. This was already addressed in the 1988 Covenants and the language used in that document included the commercial entities, while the amendment language did not. The sense of the Board was to ask Mr. Smoot to clarify why the language regarding the lien was in the documentation.

Mr. McLaughlin distributed a copy of the proposed version he had worked on which included these changes.

Mr. Hellman made a motion to submit the documentation revised by Mr. McLaughlin to the CSA Board and in the event it is not accepted by the CSA Board, then Mr. Carlson will take the new proposal directly to Mr. Steve Birdwell, of the Sea Pines Resort, to see if he could do a referendum using this language instead. The motion was seconded by Mr. Pruett and was passed unanimously.

It was also suggested to have an informal meeting with Mr. Smoot to hear his viewpoints as to why this language was used.

The Board members left the library for the open portion of the meeting at 2:45 p.m.

The meeting was reconvened at 3:50 p.m. The open portion of the meeting was voice recorded and a copy is kept on file.

6. Committee Reports

- a. 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. Discussion was held on using a “disclaimer clause” in the newsletter. It was suggested to place one at the end of newsletter stating that the ideas or thoughts expressed in the newsletter were not necessarily the viewpoint of the ASPPPO Board.
- b. Density Unit Count - Mr. Aikman said a copy of the report was included in the board package and no new building permits had been issued.
- c. Community Outreach - Mr. Pruett held a meeting on Monday, March 5th and nine Presidents were in attendance. He felt good discussion was held on the agenda items and questions were asked about the referendum. Mr. Arnold Windman, who had chaired the Disaster Recovery Committee, was present and very knowledgeable on that topic. Mr. Pruett plans to hold 2-3 more meetings this year and has also asked for e-mail addresses to simplify and expedite communication.
- d. Forest Preserve/Heritage Farm/Lawton Stable - Mr. Hellman plans to meet with Mr. Minot and Mr. Kelley to gather information on the Forest Preserve first, then will begin on the Farm and Stable later.
- e. Legal Affairs Committee - The Legal Affairs Committee has done a huge amount of work and a huge debt is owed to Messieurs Becker, Hagoort and Westerbeck. The Sonberg litigation against ASPPPO has been settled.

7. Adjournment

There normally is not a meeting in April, but Mr. Carlson said he may decide to hold one because of all the important activity happening right now. If so, everyone would be contacted.

With no further business, the meeting was adjourned at 4:15 p.m.

Respectfully submitted,

Audrey King
Secretary