

Association of Sea Pines Plantation Property Owners
Meeting Minutes
April 8, 2008

The April 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.

1. **Roll Call**

Present:	Don Carlson Audrey King John Mclauchlin	Kathy Carter Sam Pruett	Fred Wynn Mike Hellman
Absent:	Paul Aikman	John Curry	
Staff:	Cary Kelley Jeanne Pearse	William Leitner	David Henderson
Guest:	Karl Becker		

2. **ASPPPO Administrator's Report**

a. **ASPPPO Committee Term Limits and Other Plantation's Guidelines** – Mr. Kelley was asked to make a recommendation to amend the ASPPPO Committee Term Limit Policy to permit some flexibility. He suggested the following:

“Appointments to Committees and Sub-committees of ASPPPO are annual and **normally** limited to 6 consecutive one year terms for those persons who are not members of the ASPPPO Board. **The 6 year consecutive term limitation can be waived at the discretion of the ASPPPO Board of Directors. Committee chairmen must formally request in writing any such term limit waiver. The waiver will be considered granted when approved by a majority of the ASPPPO Board.**”

Mrs. Carter made a motion to approve the amendment to the policy as stated above. The motion was seconded by Mr. Pruett and was unanimously passed.

b. **Covenant Enforcement Report List**- Mr. Henderson updated the board members on the covenant violations report. He also said that two of the properties on the list have been turned over to the attorney to begin litigation.

c. **Infrastructure Referendum Update** – The letter addressed to property owners from CSA President Pat Jinkins will be mailed this week.

d. **Newsletter Mailing Rate** – The newsletter is currently mailed out as Bulk mail which causes a delay in each post office it travels through. Mr. Kelley had received a complaint from a property owner and recommended mailing the newsletter at the First Class rate instead. This would allow the time sensitive articles to reach owners in a much quicker fashion. The increase of cost would split between CSA and ASPPPO at the normal 60%/40%, respectively. Discussion was held and the consensus was to encourage property owners by placing an article in the newsletter to either receive the newsletter by email or read it on the website.

3. **Minutes** - Mr. Hellman made a motion to approve the March 13, 2008 meeting minutes as amended. Mr. Pruett seconded the motion and it was passed unanimously.

4. **Financials**

a. **March 2008 Financials** - The March financial statements were reviewed. Mr. Leitner noted that ASPPPO financials are in excellent condition. Some of the CD's have been renewed, but the interest rates are lower due to the current economic downturn.

b. **Membership** - Mr. Leitner noted that membership was down, but another mailing requesting to join ASPPPO is being planned for later this month.

5. **Committee Reports**

a. **ARB Liaison Committee** – The ARB's agenda continues to be very light due to new construction and remodeling jobs being down. However, the ARB is requesting direction from ASPPPO on how to handle the problem of an unfinished home that has been under construction for some time and all the funds being held in escrow are now depleted, resulting in the ARB not being able to penalize them further through fines. Mr. Kelley will follow up on this.

b. **Forest Preserve Study** – Mr. Hellman said discussions to transfer the property to the Sea Pines Museum and Forest Preserve Foundation are still continuing.

c. **Communications Committee** - Mrs. King included a copy of the minutes in the board package. She asked for any suggestions or comments on the newsletter. It was noted that only compliments on the newsletter for content and appearance continue to be received.

d. **Covenant Enforcement** – Messieurs Curry and Hellman met with Mr. Kelley and it was decided to put together a position paper.

e. **Density Units** - A copy of the report was included in the board package.

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

g. **Legal Affairs Committee** – Mr. Pruett said litigation is proceeding with the High Country Club lawsuit.

h. **Town and Gated Community Relations** – Mrs. Carter said an article had been placed in the Community Newsletter regarding Scott Richardson's appearance as a guest speaker at their last meeting. It was felt the insurance information he shared was very important and should be passed on to the property owners. Phone numbers and an email address were placed in the article so everyone would have a point of contact to ask their questions.

Mr. Kelley noted that the South Carolina Chapter of the CAI was holding its meeting here at the Sea Pines Conference Center in October. He invited all the CSA/ASPPPO Board members to attend the one-day seminar. The POA Presidents and other plantation board members were also invited to attend.

6. **Key Issue Updates** – There was not enough time to fully discuss all the issues at today's meeting. Documentation was distributed on the issues, however, they were only briefly discussed at today's meeting. It was determined another workshop was needed to get a general consensus on the various positions that had been submitted. Mr. Carlson will contact the members for a day and time to hold the workshop.

a. **Infrastructure Update** – Currently, comments are being submitted to Mr. Kelley regarding the verbiage used in a letter to the property owners informing them of the upcoming referendum and encouraging their support. Once a timetable, and final versions for the Call and Notice for a Referendum sheet, ballot and amendments are approved, the referendum package would be mailed to property owners. It was being proposed to mail the referendum package around the first part of May with the ballots being due back by the end of June. Three informational meetings for property owners would be held in May. The CSA Board should approve the materials at their April Board meeting.

Mr. Becker said that ASPPPO represents the residential property owners and since the residential owners would be paying the majority of the proposed surcharge and transfer fees, they should have a say as far as expenditure of the funds, etc.

It was agreed that ASPPPO would want to take a position on the proposed amendment.

b. **Commercial Assessments** – Messieurs Pruett and Wynn are continuing to tweak their report and would like to get a consensus as to whether or not the board would like to pursue the issue of how the amount of the commercial assessment is determined. If so, then a plan of action would need to be devised.

c. **ARB** – An Architectural Review Corporation (ARC) meeting was held. At this meeting, different points of view were expressed as to what the CSA and ASPPPO representative are responsible for. Mr. Carlson thought the ARB should be more transparent as to how the members voted in the meeting minutes. This could be done by roll-call voting when a vote was not unanimous.

d. **Covenant Enforcement Update** – Messieurs Hellman, Curry and Kelley are still gathering information.

e. **Beach/Harbour Town/South Beach Access** – A brief discussion was held on placing bike racks at the beach walks and the illegal usage of fireworks on the beach. Mr. Kelley asked for additional comments on these and other issues be sent to him and he will address them.

7. **Board Member Comments**

a. **ASPPPO Open Meeting on June 12, 2008** – Mr. Carlson questioned the need for another open meeting when so many other meetings were already being held. Currently, there are 3 referendum meetings, the Annual CSA/ASPPPO meeting and Coffee with Cary meetings all scheduled around the same time. He suggested cancelling the June 12th open meeting and moving the Disaster Recovery topic to the October 9th meeting agenda.

8. **Adjournment** - The meeting adjourned at 4:20 p.m. The next regular scheduled meeting is **Thursday, May 8, 2008 at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King
Secretary