

Association of Sea Pines Plantation Property Owners
Meeting Minutes
April 19, 2007

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

Absent: Jim Young

Staff: Cary Kelley William Leitner Jeanne Pearse

Guest: Tom Hagoort

2. Minutes - Mr. Pruett made a motion to approve the March 8, 2007 meeting minutes as amended. Mr. Hellman seconded the motion and it was unanimously passed.

3. Financial - The March financial statements were reviewed. Mr. Leitner said that ASPPPO was in good financial position.

The McNair Law Firm's bill was discussed. It was determined that their bill should be sent to the LAC for review.

ASPPPO's membership as of March 31, 2007 is at 77.8% of those who are eligible to join. Last year at that same time membership was at 70.7%. The Board's goal is 80% and Mr. Leitner was asked to print out the names of only those who had not joined. The board members will selectively call those people who they know and ask them to join.

4. Referendum Status

The referendum ballots are being mailed today and CSA will hold informational meetings on Wednesday, May 2nd at 6PM; Thursday May 3rd at 2PM and Saturday, May 5th at 3PM.

5. Committee Reports

a. ARB Liaison Committee - Mrs. Carter said the ARB had recently rejected Sea Pines Resort's plans for the new snack bar. The reasons for the rejection were discussed.

The ARB had asked for ASPPPO's help on another issue which was home construction taking longer than permitted in the covenants. However, the covenants do make allowances for hardship cases. Mrs. Carter will do some research and find out what the actual steps are and report back to the Board.

Mr. Rabon, the ARB Administrator, will work with Mrs. Carter to draft a letter that could be sent to these property owners. The Board will review the letter prior to it being mailed.

b. Beach Club Committee - Mrs. Carter contacted Mr. Carl Lewis, the property regime manager of Turtle Lane Club, for names of property owners to contact for their comments regarding the Beach Club renovation. A copy of her report was included in the Board package. Mr. Pruett made the following motion which was seconded by Mr. McLaughlin and was passed unanimously:

"In the interests of upgrading the quality of life, increasing the asset values for the entire Sea Pines community and to form stronger relations with the Sea Pines Resort, (SPR) the ASPPPO Board requests the Sea Pines Resort to proactively seek and utilize resident input in the preparation and implementation of their long range Facility Development Plan. Specifically:

- ASPPPO believes that the long range Facility Development Plan should be completed prior to implementing individual projects. This is particularly important in the Plantation Club and Beach Club areas where multiple interrelated projects have been suggested.
- ASPPPO believes that the SPR should proactively seek input through ASPPPO, the ARB and CSA to identify and address community issues and concerns early in the planning stage. The potential impact on the community infrastructure (traffic, drainage, etc.), the aesthetics (blending harmoniously into the environment), the quality of neighborhood life (avoiding the creation of nuisance conditions) and any other issues should be considered early and openly with these organizations.
- ASPPPO believes it can play a positive role in the resort redevelopment projects by providing residential input into the process and by providing communication back to the residential community."

c. Communications Committee - Mr. Wynn complimented Mrs. King on the newsletter by saying that it was getting better all the time.

Mrs. King asked about the use of a “disclaimer clause” in the newsletter. The Communications Committee had questioned whether one was needed due to each article being reviewed before it was placed in the newsletter. Discussion was held. It was the sense of the Board that a disclaimer should be used somewhere near the end of every newsletter.

Mrs. King also said the cost of future newsletters should actually be lower since the new layout person charged less.

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

e. Forest Preserve/Heritage Farm/Lawton Stable - Messieurs Minot, Hellman and Mr. Karl Becker, a member of the LAC, have compiled a list of questions regarding the ownership and the boundaries of the different zones that make up the Forest Preserve. The questions have been submitted to Mr. Kelley.

Some of the questions regarded the total amount of acreage of each zone and which plat was the most current. The most recent plat being referred to in some instances has never been recorded. A meeting to address these issues has been scheduled.

f. Legal Affairs Committee - The judge has issued an order in the Sonberg litigation and the lawsuit against ASPPPO is officially over.

g. Mini-hotels - Mr. Hellman updated the board on the mini-hotel situation and believes that there is a home that needs to be pursued. Mr. Carlson recommended the LAC to hold a meeting and decide how to proceed.

h. Town and Gated Community Relations - Mrs. Carter said she is trying to get a group together and Mrs. King will help her. She asked for assistance from other board members by recommending friends who live in other plantations. Discussion was held on when Sea Pines should get involved in Town discussions; how to monitor what is going on with the Town and then getting involved before it is too late.

6. President's Comment's

a. Nominating Committee - Mr. Carlson said he would need to announce the Nominating Committee membership at the Annual Meeting. The Committee would work in conjunction with the CSA Nominating Committee and two more ASPPPO members other than himself were needed. He asked for volunteers and messieurs Pruett, Hellman, McLauchlin and Carlson will serve on this Committee.

Mrs. Carter made a motion to approve the appointments to the Nominating Committee. Mrs. King seconded the motion and it was unanimously passed.

b. Workshop Meeting - Mr. Carlson said a workshop meeting would be held on May 3rd at 3:00 p.m., in the main CSA conference room.

7. ASPPPO Administrator's Report

a. Property Report List- Mr. Kelley gave an update on the progress made with the homes on the list.

b. Montessori School Temporary Structures - The covenants do not permit temporary structures and the Montessori School has asked the Town for a variance to place one on their property. Apparently, the Media Room is structurally not sound and needs renovation. The temporary structure is going to be used until the renovation is completed. The Montessori School is also seeking to expand enrollment and class offerings which may require temporary structures to be used until new classrooms can be built.

The school's attorney, Chester Williams said the covenants don't apply to this parcel and Mr. Kelley is having the ASPPPO attorney research this.

8. Adjournment

The next meeting is scheduled for Wednesday, May 9, 2007 at 3:00 p.m. The ASPPPO/CSA Annual Meeting is to be held on Thursday, May 10th at 3:00p.m.

With no further business, the meeting was adjourned at 4:10 p.m.

Respectfully submitted,

Audrey King
Secretary