

Association of Sea Pines Plantation Property Owners
Meeting Minutes
April 2, 2009

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. President Carlson presided.

1. **Roll Call**

Present:	Don Carlson	Sam Pruett	Kathy Carter
	Mike Hellman	Audrey King	John McLauchlin
	Blaine Lotz	George Minot	

Absent: Nikki McNamee

Staff:	Cary Kelley	William Leitner	David Henderson
	Jeanne Pearse		

Guest: Karl Becker

2. **ASPPPO Administrator's Report**

a. **Administrator's Comments** – Mr. Kelley said that CSA maintenance personnel will spread mulch to cover the dirt in the yard of a home on N. Calibogue Cay. The home was in foreclosure and this was done for aesthetic reasons.

b. **Covenant Enforcement Report List** - Mr. Henderson discussed the ten homes that were on the list. One of these homes from the list whose re-painting job had not been completed was turned over to an attorney and a court hearing was scheduled for April 4, 2009.

Mr. Henderson also reported that the home on Plantation Drive that was in need of repairs had obtained permits for demolition of the detached garage.

Older homes with air conditioning units not enclosed inside a service yard area were discussed. It was relayed that someone suggested that one particular home might be grand-fathered in. Mr. Henderson will research this matter.

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

4. Financials

a. **March 2009 Financials** - The March financial statements were reviewed and ASPPPO remains in good financial position.

At the March meeting, Mr. Leitner was instructed to invest \$50,000 or more to earn a higher interest rate. This task has been completed.

b. **Membership** – ASPPPO membership is at 74.3%, compared to 78.6% last year at this same time. This equates to membership being down by 218 members from last year. Mr. Carlson composed a new letter encouraging membership and it has been mailed out. He further stated that “This amount is actually encouraging considering the state of the economy.”

5. Nominating Committee Appointment

Mr. Carlson said he had asked Mrs. Audrey King to chair the Nominating Committee and she accepted. The ASPPPO By-laws state that the Nominating Committee consists of the ASPPPO President and two other board members. Mr. Carlson, as President will serve and Mr. Pruett also agreed to serve on the committee. Mr. Hellman made a motion to approve the Nominating Committee. The motion was seconded by Mrs. Carter and was unanimously approved.

The CSA President has also asked Mrs. King to chair the Nominating Committee for the CSA Board. This joint committee will work together to find candidates for both the CSA, ARB and ASPPPO Boards. There are three possible incumbents for each Board.

6. Committee Reports

a. **ARB Liaison Committee** – Discussion was held on the CSA Board’s request to the ARB to look at parking at construction sites and see if they had a recommendation as how to help minimize parking problems by incorporating dumpster and port-a-john placement as part of the permitting process.

b. **Forest Preserve Study** – This item is on the agenda for the ASPPPO Workshop

c. **Communications Committee** – The latest newsletter was complimented for graphics and content. Everyone liked the article and photo on Lawton Stables.

Mrs. King asked the Board for approval on the addition of Nikki McNamee as a new Committee member. Mrs. Carter made a motion to approve the appointment of Nikki McNamee as a new member of the Communication Committee. The motion was seconded by Mr. Carlson and was unanimously approved.

d. **Covenant Enforcement** – Mr. Lotz and Mr. Hellman met with Messieurs Kelley and Henderson to work on a recommendation for the Board for property rules and regulations. They should have a recommendation soon.

e. **Density Units** – A property owner recently sold a density unit back to the Sea Pines Resort. Mr. Minot has a question that he wants to discuss with the ARB regarding the

uncommitted number and will report back to the Board.

f. **Finance Committee** – Mrs. Carter said she was in the process of developing guidelines and an investment policy for ASPPPO. Once the task is completed she will bring it to the ASPPPO Board for approval.

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. The board members expressed concern that the property may become unkempt or run down and this will be monitored by staff.

The legal Affairs Committee would like to add Sheila Mahony as a new member. Mr. Pruett made a motion to add Mrs. Mahony as a new member of the Legal Affairs Committee. The motion was seconded by Mr. Hellman and was unanimously approved.

h. **Town and Gated Community Relations** – Senator Tom Davis has addressed several forums around the Beaufort area and has enlisted eleven other senators to help block the 2nd reading of S-30 legislation affecting gated communities. Mr. Davis has also met with several top legislators and Mrs. Carter will follow up with Mr. Dan Calhoun and provide their information by email.

i. **POA President's Committee** – Mr. Pruett will meet with the POA President's group on Thursday, April 30, 2009 at 4:00 p.m. Messieurs McLauchlin, Hellman and Kelley expressed interest in joining the meeting in order to discuss their attending the annual meetings of the various POAs to discuss the referendum and address other issues.

Mr. McLauchlin said they had recently attended the annual meeting of the Wildwood Spa and it proved useful because they were able to answer questions, address problems and opened a line of communication. It was also felt the "Coffee with Cary" meetings were also very constructive.

7. Annual Meeting

Mr. Carlson said he was in the process of drafting an agenda for the ASPPPO portion of the annual meeting and it will be kept short. The ASPPPO Board would meet at 2:00 p.m. in the library of Providence Presbyterian Church, just prior to the annual meeting.

8. Key Issue Updates

Mr. Carlson said he is continuing to work on the Key Issues.

9. Board Member Comments

a. **Change of Financial Institution** – Mr. Minot said the CSA Board had approved Union Bank of California as its primary financial institution. Coastal States Bank was chosen as the local depository institution. He estimated the transition to take about 60 days and by the end of the quarter, payroll will also be transferred over to Union Bank. He encouraged ASPPPO to be supportive of this change.

10. **Adjournment**

With no further business, Mr. Pruett made a motion to adjourn the meeting. Mr. Hellman seconded the motion and the meeting was adjourned at 3:55 p.m.

The next meeting will be held on Thursday, May 7, 2009, at 2:00 p.m., in the library of the Providence Presbyterian Church.

Respectfully submitted,

Audrey King
Secretary