

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

The May 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. Mr. Carlson welcomed Mrs. Pat Jinkins and Mr. George Minot to the meeting. He had invited the CSA Class A Board members who were not on the ASPPPO Board to attend the ASPPPO Board meetings to ensure no communication gaps or misconceptions occurred between the Class A Directors as a whole group. Mrs. Jinkins and Mr. Minot were invited to participate in the discussions, but could not vote.

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:	Pat Jinkins	George Minot	Karl Becker

2. **ASPPPO Administrator's Report**

a. **Request From a Property Owner Association** - Mr. Kelley made comments on a letter dated April 25, 2008, from a Property Owners Association that had been included in the ASPPPO Board package. The letter requested ASPPPO to consider a process in which the names are made public of property owners who have repeatedly refused to correct maintenance problems at their homes.

Mr. Kelley advised against making these names public because this action could cause litigation problems.

b. **Rules and Regulations for Covenant Enforcement** – As part of the Key Issues, Messieurs Curry, Hellman and Kelley are working on a list of suggestions for rules and regulations for covenant enforcement, but some of these will require an amendment to the covenants before they can be acted upon. Some of the changes recommended were: the ability to have the work done and bill the

property owner for it, be able to fine the property owner for violations, restrict contractors who have committed covenant violations from being able to work in the plantation and make it mandatory that all rental properties hire a landscaping company.

About 90% of all covenant violations are made by long term renters and more emphasis was placed on this problem. The current steps and procedures in place for covenant violations were discussed.

c. **Covenant Enforcement Report List**- Mr. Henderson updated the board members on the covenant violations report. There were only 9 properties on the list, but Mr. Henderson said that number had doubled since last Monday when the Board packages had gone out. One of these properties has already been corrected.

d. **Infrastructure Referendum Update** – Mr. Kelley said the most frequent question received is what the surcharge amount is based upon. Property owners are confusing their annual assessment with the assessed value of their home which is done by the local auditor's office.

3. **Minutes** - Mr. Pruett made a motion to approve the April 8, 2008, meeting minutes as amended. Mr. Hellman 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. Interest rates continue to drop and Mr. Leitner will meet with Mr. Wynn to discuss the investment options.

b. **Membership** – The membership due notices had been mailed out. It was the general consensus that the additional mailings that had been added seemed to help. ASPPPO membership is at 80% which is a little lower than last year at this same time, but it was noted the number of memberships in other POA's were down also.

#### 5. **Committee Reports**

a. **ARB Liaison Committee** – Mr. Hellman said the Liaison Committee was pleased with the ARB functioning as a group. Discussion was held and it was decided that after the ASPPPO workshop was held, the ARB appointed members for CSA and ASPPPO would be invited to a meeting to discuss the transparency of the ARB.

b. **Forest Preserve Study** – A meeting is planned with Mr. Birdwell on Tuesday, May 12<sup>th</sup>. It was noted that the Forest Preserve would need to be re-surveyed at an approximate cost of \$30,000. It was suggested to split this cost between The Sea Pines Resort, CSA and the Sea Pines Museum and Forest Preserve Foundation. Mr. Minot suggested assembling a negotiating group composed of people from those three different entities and ASPPPO.

c. **Communications Committee** - Mrs. King included a copy of the minutes in the board package. One of her Committee members had made the comment to her that they thought the May Issue was one of the best.

She reminded the Board members about the upcoming Blood Drive on May 29<sup>th</sup> from 1-6 p.m. She and Mike Hellman, the coordinators, encouraged the members to donate. Mr. Kelley said he would have the CSA Directors encourage their employees to donate also.

d. **Covenant Enforcement** - This was discussed earlier in the meeting.

e. **Density Units** - A copy of the report was included in the board package. There was not a lot of new construction or building taking place at this time.

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

g. **Legal Affairs Committee** – Mr. Pruett said that the Discovery stage had begun in the litigation with the High Country Club lawsuit.

h. **Town and Gated Community Relations** – Mrs. Carter said she recently attended a Town of Hilton Head sponsored meeting where Trudie Johnson, who is from the Community Development Department, shared information on the hurricane recovery process. Mrs. Carter felt this information was helpful to know prior to an evacuation and highly recommended the board members to attend one of her meetings.

i. **POA President's Committee** – The POA Presidents met yesterday, on May 7<sup>th</sup>, the number one item on the agenda was the referendum. The Presidents will correspond to their non-resident property owners from their respective areas and encourage them to vote in favor of the referendum. The other main issue discussed was covenant enforcement.

6. **Nominating Committee** – Mr. Carlson said he had asked Audrey King to chair the ASPPPO Nominating committee for 2008. She agreed, and she, Sam Pruett and Don Carlson would make up the Nominating Committee for ASPPPO.

Mrs. Jinkins, CSA President, had asked Mrs. King to chair the Nominating Committee for CSA. It was decided to be consistent and both Nominating Committees would function as one joint Nominating Committee. However, Mrs. King has found additional committee members for the CSA Nominating Committee who are not ASPPPO Board members. The ASPPPO By-laws specifically state the Nominating Committee members shall consist of the ASPPPO President and two other ASPPPO Board members.

Discussion was held and it was the sense of the Board that the requirement of the ASPPPO By-laws had been met and this issue would be placed on the list for the review and revisions of the ASPPPO By-laws scheduled for 2009.

Mr. Hellman made a motion to accept the joint ASPPPO Nominating Committee with Audrey King as chairman and Sam Pruett and President Don Carlson as the other two ASPPPO Board members. The motion was seconded and was unanimously passed.

7. **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. A more in-depth conversation would be held at the ASPPPO workshop scheduled for May 28<sup>th</sup>.

a. **Infrastructure Update** – Mr. Kelley has been given the infrastructure information to keep updated.

b. **Commercial Assessments** – The Position on Issues sheet was distributed at the meeting. Mr. Minot asked if it was appropriate for ASPPPO to pursue assessments. Discussion was held.

c. **ARB** – A copy of the ARB Position on Issues will be distributed to the Board members before the ASPPPO Workshop meeting.

d. **Covenant Enforcement Update** – This was discussed earlier in the meeting.

e. **Governance** – It was suggested to bring together the ARB Class A representatives, ASPPPO and the CSA Class A Directors by scheduling a conference type meeting.

8. **Board Member Comments**

a. **Board Nominations** – A recommendation was made to the Nominating Committee to keep the same nominees for the both the CSA and ASPPPO Board elections. A copy of the ASPPPO Board Member Term Limits should be emailed to the Board members. Mrs. King asked for suggestions on anyone who would be a good candidate.

9. **June 4<sup>th</sup> Combined Meeting of ASPPPO and Coffee With Cary** – The June 12<sup>th</sup> ASPPPO Open meeting would be cancelled and instead combined with the Coffee With Cary meeting on June 4<sup>th</sup>. It was felt there had been so many meetings lately that the property owners may become overwhelmed and since both of these meeting's had the same main topic on Hurricane Recovery, it was decided to combine them. The meeting would begin at 9 a.m and held at the Sea Pines Community Center on Wednesday, June 4<sup>th</sup>. Mrs. Trudie Johnson who is with the Building and Fire Code Department for the Town of Hilton Head Island, will be the guest speaker. Mr. Breed, Security Director and Mr. Rabon of the ARB will be asked to be present and available for questions regarding hurricane recovery.

10. **Support of the Referendum** – Mr. Hellman made a motion to support the referendum to amend the 1974 Covenants. Discussion was held. The motion was seconded by Mr. Pruet and was unanimously passed.

11. **Adjournment** - The meeting adjourned at 4:15 p.m. The next regular scheduled meeting is **Thursday, June 12, 2008 at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King  
Secretary