

Association of Sea Pines Plantation Property Owners
Meeting Minutes
May 14, 2009

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. President Carlson presided. He began by introducing Sheila Mahony, the newest member of the Legal Affairs Committee who was attending in Karl Becker's absence.

1. **Roll Call**

Present:	Don Carlson	Nikki McNamee	Kathy Carter
	Mike Hellman	George Minot	John McLauchlin
	Blaine Lotz		

Absent:	Sam Pruett	Audrey King
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Staff:	Cary Kelley	William Leitner	David Henderson
	Jeanne Pearse		

Guest:	Sheila Mahony
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2. **ASPPPO Administrator's Report**

a. **Administrator's Comments** – Mr. Kelley reported that he and Mr. Henderson inspected all the homes on the foreclosure list. The majority of homes have someone living in them and they are being maintained. Two homes required some action being taken which cost about \$70 each.

The foreclosure process was discussed and it was said the foreclosure process could take anywhere from three months to three years. CSA and ASPPPO have the authority to enter the property to correct any safety issues.

One of the homes on the list has had its underground propane tank removed and the large hole is exposed. For safety reasons, Mr. Kelley was instructed to have the large hole filled in. Pool maintenance of these foreclosed homes was becoming an issue and the possible remedies were discussed. It was noted that this could become an expensive undertaking and stronger covenants were needed to place a lien on the homes in order to get reimbursed for any maintenance performed.

b. **Covenant Enforcement Report List** - Mr. Henderson discussed the ten homes that were on the list. Some of the problems have already been corrected, but one home may require us to enter and correct the problems.

3. **Minutes** – Mrs. Carter made a motion to approve the minutes of the April 2, 2009, meeting minutes as amended. The motion was seconded by Mr. Lotz and was unanimously passed.

4. **Financials**

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

b. **Membership** – 75 new members joined in April of 2009, however, ASPPPO is behind 154 members in comparison to last year at this time. It was the sense of the Board these new members joined mainly due to the latest letter being mailed out.

c. **Audited Financial Statements** – Mrs. Carter distributed the completed Audited Financial Statements for December 31, 2008 and 2007 for the Board to review.

5. **Renewal of the ASPPPO Service Agreement with CSA**

Mr. Carlson said he had two issues with the renewal of the proposed agreement, one being the term “rent” used and the other that the agreement was raised annually by whatever the CPI increase was.

A lengthy discussion was held. It was the sense of the Board that CSA’s other service agreements were raised by the CPI and to keep things uniform and simple, their agreement should be the same.

The word “rent” will be replaced with the wording “facility usage fee” and Mr. Kelley is to present a worksheet for this amount and bring it to the June Board meeting and the Board will vote on the agreement at that time.

6. **Committee Reports**

a. **ARB Liaison Committee** – Mrs. McNamee reported that the ARB is concerned about a large number of recent requests to renovate some of the aged multi-dwellings buildings. Mr. Carlson said he personally has expressed his interest to the ARB on this issue. He is concerned that the newer elevation requirements may require the buildings to be much higher in comparison to the older buildings in the area and will look out of place.

b. **Forest Preserve Study** – The transfer of the Forest Preserve acreage, as required by the covenants, will be a subject of discussion when ASPPPO and The Sea Pines Resort meet to talk about a series of covenant issues. Karl Becker has clearly defined the need for a full survey of the Forest Preserve before any transfers are made.

c. **Communications Committee** – Mrs. King was not present due to family health problems, but will hold a Communications Committee meeting tomorrow.

d. **Covenant Enforcement** – Mr. Lotz reported that a draft of the rules and regulations has been created. He and Mr. Hellman will tweak the document and it will be presented to the Board at the June meeting.

e. **Density Units** – A copy of the May 1st report was included in the Board package. Mr. Minot said he is continuing his research into special restrictions pertaining to the South Beach Tract (144 acres) and Harbour Town Tract (119 acres) in the Sea Pines Land Use Covenants. To date he has been unable to locate the plat map specifying the exact location of those parcels.

f. **Finance Committee** – A copy of the proposed Investment Policy and Guidelines for ASPPPO was included in the Board package. Mr. Minot made a motion to approve the Investment Policy and Guidelines as presented. The motion was seconded by Mr. McLaughlin and was unanimously approved. Mrs. Carter was thanked for her hard work on this project.

g. **Town and Gated Community Relations** – Mrs. Carter distributed a copy of reassessment charts provided by Beaufort County which shows how Act 388, Assessable Transfer of Interest works. Homes are re-assessed based on the sale value of the property and it depends too much on how the market is. This is unfair, if the market value is up, the new owner will pay a lot more taxes than someone who buys when the market value is down, even though the homes may be side by side and have the same actual market value at a given time. The other problem is that the last actual assessment was done in 2004, when homes were at their peak market value. These factors affect the ability to sell the property. This issue will be brought up at the next Town and Gated Community meeting that is scheduled for the fall of 2009.

h. **POA President's Committee** – Mr. Pruett was not at today's meeting, but he had held a meeting with the POA President's group on Thursday, April 30, 2009.

7. Key Issue Updates

a. **Covenant Revisions** – A copy of a confidential discussion list of issues was included in the Board package. Mr. Carlson asked for approval to discuss the list of topics with The Sea Pines Resort and obtain a sense of what they would like to see. Mr. Lotz made a motion to this effect. The motion was seconded by Mrs. McNamee and was unanimously approved. The list was quite lengthy, but would be prioritized once discussion was held with The Sea Pines Resort.

b. **ASPPPO Planning Workshop** – A copy of the February 6, 2009 workshop notes were distributed.

8. Board Member Comments

a. **Dredging in Sea Pines** – A letter from a property owner concerned about dredging in Sea Pines was included in the Board package. The letter requested the status of a plan that the ASPPPO Board had for dredging in Sea Pines. Mr. Carlson will respond to the property owner that ASPPPO has not received a specific plan at this point in time. The presentation at the March meeting had only consisted of the concern and problems involved with dredging.

It was the sense of the Board that if a plan was submitted, a Town Hall meeting would be held to obtain input from property owners.

b. **Senate Bill 30** - Discussion was held on Senate Bill 30 and the CSA Finance Committee was wondering who would be required to pay the \$10 per lot fee that would be charged if the Bill passes. It was unknown if it would be the actual property owner or CSA who would be responsible for payment. It was also noted that this Bill may contain verbiage that would eliminate the transfer fees being charged by some of the POAs. Representatives of CAI, who are opposed to this Bill is meeting with the Board of Realtors who are in support of it.

9. **Adjournment**

With no further business, Mr. Hellman made a motion to adjourn the meeting. The motion was seconded by Mr. Minot and the meeting was adjourned at 4:25 p.m.

The next meeting will be held on Thursday, June 4, 2009, at 3:00 p.m., in the main CSA Board conference room.

Respectfully submitted,

Audrey King
Secretary