

Association of Sea Pines Plantation Property Owners  
Meeting Minutes  
June 12, 2008

The June 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             Kathy Carter             Fred Wynn  
                  Audrey King             Sam Pruett             Mike Hellman  
                  John Mclauchlin       Paul Aikman

Absent:       John Curry

Staff:         Cary Kelley             William Leitner         David Henderson  
                  Jeanne Pearse

Guest:        George Minot

2. **ASPPPO Administrator's Report**

a. **Security Incident Update** - Mr. Kelley gave a brief synopsis on recent activity. He also relayed that some wedding guests were turned away at the gates and not permitted to enter because they had been on motorcycles. The guests lodged a complaint against the security officers for being rude, but once the video and audio tapes were reviewed, it was found that the security officer had been cordial and professional while explaining the rules. Mr. Kelley said that if any of the Board members had questions about the actions of the security gate personnel, to please contact him or the Director of Security with the approximate time and date. The audio and video tapes will be reviewed and if personnel were found to be at fault, appropriate corrective action will be taken. Mr. Kelley also indicated that these tapes can also be reviewed by interested Board members.

b. **Work Schedule Change** - With the recent increase in fuel prices, some changes have been put into effect. The Maintenance staff and the Administrative staff schedules, (where possible) have been changed to a 10 hour work day, 4 days a week. The Security patrols are parking their vehicles for 15 minutes every hour and patrolling on foot. The Maintenance work routes have been streamlined and unnecessary trips eliminated.

c. **Covenant Enforcement Report List** - Mr. Henderson updated the board members on the covenant violations report. One more property has been turned over to the attorney and another may also be turned over to them if the property owner does not bring their home into compliance.

The five property owners who live on either Snowy Egret, Green Wing Teal or Spotted Sandpiper that have posts along the roadside have been notified that they need to be removed and the Maintenance Department will begin their removal.

Properties that were unsightly or had violations on them that could only be seen from the golf course and not from the roadway were discussed. A recommendation was made that Mr. Henderson could ride around on a golf cart to do inspections of the golf course areas. This was not feasible unless additional staff was hired and it was decided that these types of violations when spotted should be reported to Mr. Henderson who will follow up on them.

d. **Infrastructure Referendum Update** - The deadline date is June 30<sup>th</sup> for the ballots to be returned. Discussion was held on sending out a reminder to the Presidents of the POA's and having them write to their members encouraging them to vote. Mr. Kelley will work with Mr. Pruettt to mail out reminders to the POA's.

3. **Minutes** - Mr. Pruettt made a motion to approve the May 8, 2008, meeting minutes as amended. Mr. McLaughlin seconded the motion and it was passed unanimously.

4. **Financials**

a. **May 2008 Financials** - The March financial statements were reviewed and ASPPPO remains in good financial position.

b. **Membership** - ASPPPO membership is at 81% for 2008, last year at this same time, it was at 82%.

c. **Renewal of the D&O Insurance** - It is time to renew the D&O Liability insurance. Mr. Leitner will get the information to the Board members so a decision can be made.

5. **Committee Reports**

a. **ARB Liaison Committee** - A letter from the CSA and ASPPPO Presidents had been sent to the ARB asking them to take roll call votes in their meeting minutes. A response had been received from Mr. Richardson, the ARB Chairman, stating that other Architectural Review Boards on the Island do not publish or take roll call votes and the Sea Pines ARB decided this would be inappropriate. However, as of late, most of the ARB votes at their meetings have

been unanimous. Discussion followed about the transparency of the ARB and it was decided to invite the ASPPPO and CSA appointed ARB members to the next ASPPPO Workshop.

Mrs. Carter said that the ARB's agenda is now posted on the website and suggested a notice be placed in the newsletter to inform the property owners of this change.

b. **Forest Preserve Study** - The Sea Pines Museum and Forest Preserve Foundation has assembled an Implementation Committee to develop and recommend the terms of the transfer of the Wildlife Habitat Zone. The proposed membership of the Committee consists of Mike Hellman (Chairman) ASPPPO, Cary Kelley (Sea Pines Museum and Forest Preserve Foundation, George Minot (CSA), Karl Becker, and the Sea Pines Resort representatives.

Mr. Hellman said there were four goals to reach.

1. Gain approval for a professional survey of the Forest Preserve.
2. Determine the proper division of the Forest Preserve into the three zones as required by the covenants.
3. Resolve the open issues identified by the Forest Preserve Task Force.
4. Establish a time table for the completion of these tasks.

A motion was made by Mr. Pruet to approve Mr. Hellman as a member of the Negotiating Committee. The motion was seconded by Mrs. Carter and was unanimously approved.

c. **Communications Committee** - Nothing new to report.

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. Pruet said there was nothing new to report on the West Willow Oak case. The Legal Affairs Committee is also researching whether or not The Sea Pines Resort should be paying 1% of their gross revenue amount instead of 1/2%. An opinion has been requested from Attorney Terry Finger. This project is on-going.

h. **Town and Gated Community Relations** - Mrs. Carter plans to have another meeting with the other plantations at the end of the summer season. Mr. Carlson

said he would like to see the issue of crime outside of the plantation's gates discussed at their next meeting.

i. **POA President's Committee** - Nothing new to report.

6. **Nominating Committee** - Mrs. King said they needed candidates and encouraged the Board members to send her anyone who they thought would be a good board member. She has one resume and possibly a second. The one problem for a lot of the good candidates she spoke with was their being gone during the summer months and not being able to attend those meetings. It was suggested to maybe not meet every month during the summer and encourage these people to submit their resume.

7. **Key Issue Updates** - There was nothing new to report in the time allowed today and all comments would be given at the ASPPO workshop.

8. **Schedule Next Key Issue Workshop** - Mr. Carlson will have Mrs. Pearse contact the Board members with multiple days to determine which one is the most convenient for the majority of members to attend.

9. **Board Member Comments**

a. **CAI Conference** - Mr. Kelley said the Community Association Institute was holding its conference on October 16<sup>th</sup> and October 17<sup>th</sup> at the Harbour Town Conference Center and invited all the Board members and the POA Presidents to attend. There will be a social on the 16<sup>th</sup> at 5 p.m. at the Plantation Club and the conference will be held on the 17<sup>th</sup>. Other plantations and the Town of Hilton Head representatives will also be invited.

10. **Adjournment** - The meeting adjourned at 4:30 p.m. The next regular scheduled meeting is **Thursday, July 10, 2008, at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King  
Secretary