

Association of Sea Pines Plantation Property Owners
Meeting Minutes
June 14, 2007

The June meeting of the Board of Directors of the Association of Sea Pines Plantation Property Owners was called to order at 2:00 p.m. in the library of the Providence Presbyterian Church.

1. Roll Call

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

Staff:	William Leitner	David Henderson	Jeanne Pearse
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Guest:	Karl Becker
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2. ASPPPO Administrator's Report

a. Property Report List- Mr. Henderson gave an update on the progress made with the homes on the list. He listed the properties whose problems had been corrected since the board package had been mailed. He will continue to follow up on the remainder of the list.

b. Tree Mitigation Plan - Mr. Henderson said that he had met with Mr. Charles Cousins of the Town regarding the proposed tree mitigation plan for the open space areas impacted by the Sea Marsh Golf Course Project. The plan is designed to meet the required mitigation objectives while also improving wildlife habitat, adding color and improving appearance. The Sea Pines Resort is paying for the cost of the mitigation.

3. Minutes - Mr. Pruett made a motion to approve the May 9, 2007 meeting minutes as amended. Mr. Hellman seconded the motion and it was passed unanimously.

4. Financial

a. Membership/Revenue - The May financial statements were reviewed. ASPPPO's membership has risen to 82% of those who are eligible to join. Mr. Leitner has printed out the names of those who had not joined and anyone wanting to contact people on the list should call Mr. Carlson. A third billing will be sent out.

b. D&O Insurance - The board members discussed the D&O insurance coverage and asked Mr. Leitner to research the cost of increasing the coverage from \$1 million to either \$3 or \$4 million.

c. ASPPPO Tax Returns - Mr. Leitner said that ASPPPO's tax returns have been filed and no State or Federal taxes are owed.

d. Newsletter Costs - The cost for the publication of the newsletter has decreased and is substantially below the budgeted amount. There are enough additional funds if the committee wishes to do an additional issue or a special issue on covenant revisions.

e. Resident Survey - Mr. Carlson said he thought it would be a good time to do an update of the resident survey.

5. Committee Reports - A number of the committees had reported on their progress earlier at the June 13th workshop.

a. Communications Committee - Mrs. King said she had recently spoken with a property owner who had previously expressed interest in coordinating the lecture series at the Community Center. He was now declining due to his opinion that there wasn't enough attendance in the past to warrant having a lecture program.

Mrs. King had recently witnessed the Red Cross's blood drive that was held and felt it had a good turnout, but there weren't enough volunteers to take the information and assist the Red Cross workers. Mr. Hellman offered to assist Mrs. King and both agreed that a blood drive should be held at the community center twice a year.

b. Community Outreach - The POA Presidents met on June 11, 2007. Mr. Pruett thought it was a good turnout and many of the issues such as the Beach Club parking lot, mini-hotels and the upcoming open meeting were discussed. He also inquired if any of them were interested in running for the either the CSA or ASPPPO boards, or let him know if they thought of someone who would be a good candidate.

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

d. Forest Preserve Land - Mr. Hellman said he had met with Messieurs Ward Kirby, Wayne Carbiener, George Minot, Karl Becker and Mr. Kelley to discuss the history of the company's agreement to turn over the land in the Forest Preserve to CSA. Mr. Hellman explained that he had not heard the company's point of view yet. He said it was turning out to be a very complicated issue.

e. Legal Affairs Committee - Mr. Pruett said the bill for the Sonberg litigation was paid.

The LAC was asked to research attorneys and come back with a recommendation. Mr. Karl Becker said he had spoken with the property owner of a home that was considered to be operating as a mini-hotel. The property owner feels as though they are operating as any other rental company.

Mr. Becker said what needed to be determined was the definition of the term “exclusively for residential purpose” and have an attorney write the property owner a letter stating the property was not being used exclusively for residential purposes. The LAC was recommending to pursue this issue, but cost would need to be considered. Mr. Becker has recommended local counsel and will contact him.

Mr. Pruett made a motion to engage legal counsel and send out a notice to the property owner. The motion was seconded by Mr. Hellman and was unanimously passed.

f. ARB Liaison - Mrs. Carter said that the ARB has been receptive on limiting the size of larger homes. They are in the process of adjusting their guidelines so they are also based on ratio, mass and bulk.

6. New ASPPPO Sign Proposal - A design for the proposed new sign at the CSA building was included in the board package. Mr. Pruett thought the ASPPPO logo should be the same size as the CSA logo. It was suggested to also have the ARB listed on the sign. Discussion was held. Mr. Pruett made a motion that he and Fred Wynn work with Mr. Kelley on this project and give approval for an expenditure of up to \$4,550 for a new sign. The motion was seconded by Mr. Hellman and was unanimously approved.

7. Adjournment

The meeting adjourned at 2:50 p.m. so the board members could oversee the open portion of meeting. The open portion of the meeting was recorded and is available at the ASPPPO office. The next meeting will be held on Thursday, July 12, 2007 at 3:00 p.m. in the main CSA conference room.

Respectfully submitted,

Audrey King
Secretary