

Association of Sea Pines Plantation Property Owners  
Meeting Minutes  
June 4, 2009

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. President Carlson presided.

1. **Roll Call**

Present:	Don Carlson George Minot	Nikki McNamee Blaine Lotz	Sam Pruett
Absent:	John McLauchlin Mike Hellman	Audrey King	Kathy Carter
Staff:	Cary Kelley	William Leitner	Jeanne Pearse
Guest:	Karl Becker		

2. **ASPPPO Administrator's Report**

a. **Administrator's Comments** – The litigation between the ARB and Mr. Claybaugh has been finalized.

The litigation that ASPPPO initiated against a property owner has been settled and all of ASPPPO's legal fees have been recouped.

There are currently twenty-three (23) homes that are in foreclosure and Mr. Kelley and Mr. Henderson have been checking them on a weekly basis to ensure they are being kept up. The majority of these homes are occupied so this issue has not become a major problem yet. However, one problem that could escalate with all the rain we've recently experienced is standing water and pools becoming a breeding haven for mosquitoes.

The "Coffee with Cary" meetings were discussed. The attendance continues to increase and now forty to fifty people are there. Mr. Kelley was asked to email a short summary to the Board members with highlights of the meetings.

b. **Covenant Enforcement Report List** – The Board reviewed the eleven homes that were on the list. Some of the problems were corrected after this list had been mailed out.

3. **Minutes** – Mr. Lotz made a motion to approve the minutes of the May 14, 2009, meeting minutes as submitted. The motion was seconded by Mrs. McNamee and was unanimously passed.

#### 4. **Financials**

a. **May 2009 Financials** - The May financial statements were reviewed and ASPPPO remains in good financial position. Mr. Leitner said funds were being moved over gradually to the new financial institution. Mr. Minot made a motion to accept the May financial statements as presented. The motion was seconded by Mr. Pruet and was unanimously passed.

b. **Membership** – Membership is at 76.4% of those who are eligible to join. There are 212 less members than in 2008 and it was felt the decline was due to the economy. It was also the sense of the Board that another mailing requesting membership should not be done.

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

A revised Service agreement was included in the board package. Mr. Carlson said he would like the renewal amount of the agreement to be reviewed annually by the board instead of just raising it according to the CPI. It was also felt the agreement should include a one year term length and state that ASPPPO has a right to terminate the agreement. Mr. Kelley will make the revisions and bring it back to the July meeting for review and approval.

#### 6. **ASPPPO Logo and Stationery**

The ASPPPO Board has discussed changing ASPPPO's logo many times in the past. The last logo discussed was an oval shaped design and this was used for the sign in front of the administration building, on a membership letter and on the cover of the Community Newsletter. New stationery now needs to be re-ordered and Mr. Carlson recommended using the old dark green square shaped logo with the white lettering instead of the oval shaped logo. Some samples were shown. It was the sense of the Board to switch back to the old square-shaped logo for the stationery and to add the email address for ASPPPO at the bottom of the page.

#### 7. **Committee Reports**

a. **ARB Liaison Committee** – Mr. Lotz said that neighbors who have expressed concern to the ARB regarding plans that have been submitted are notified by e-mail about any changes.

The ARB has brought it to attention that the tent at the trolley lot and the “Coffee With Cary” temporary sign have never received ARB approval. Mr. Kelley will follow up on this issue with the ARB staff.

b. **Forest Preserve Study** – There was nothing new to report, however it was noted to ask The Sea Pines Resort about the status of dredging Harbour Town.

c. **Communications Committee** – Nothing to report.

d. **Covenant Enforcement** – Mr. Lotz said a draft of the rules and regulations should be ready to present to the Board at their next meeting.

e. **Density Units** – A copy of the June 1<sup>st</sup> report was included in the Board package. There is not a lot of construction going on at this time.

f. **Finance Committee** – Mr. Minot said that CSA is getting ready to send out a RFP for an auditor. He inquired if ASPPPO wanted to be included as a separate organization. Another component he asked about was the level or type of financial statement that ASPPPO would want the auditor to perform. Mr. Carlson said he would like ASPPPO to be included as a separate entity and he will follow up on the type of financial statement and get back to him.

g. **Town and Gated Community Relations** – Nothing new to report. It was believed the meeting in the fall would cover bank foreclosures, Senate Bill 30 and Act 388.

h. **POA President's Committee** – Mr. Pruett noted that seventeen people were in attendance at the POA President's April meeting. A lot of discussion was held on various issues, but nothing that was a major concern.

8. **Key Issue Updates**

a. **Covenant Revisions** – The first meeting to discuss covenant revisions with The Sea Pines Resort was held, however, The Resort did not have anything to share at this time. They will continue to work on their list and once it is finalized it will be brought to the board for review and discussion.

9. **Adjournment**

With no further business, Mr. Pruett made a motion to adjourn the meeting at 3:55 p.m. The motion was seconded by Mr. Minot and was unanimously passed.

The next meeting will be held on Thursday, July 2, 2009, at 3:00 p.m., in the main CSA Board conference room.

Respectfully submitted,

Don Carlson  
President