

**Association of Sea Pines Plantation Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, July 11, 2006**  
**3:00 p.m.**

**1. Roll Call**

Present:	David Williams	Jim Young	Bob Bartlett
	Don Carlson	Kay Morton	Sam Pruett
	Audrey King	Paul Aikman	Fred Wynn

Staff:	Cary Kelley	David Henderson	Jeanne Pearse
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**2. ASPPPO Administrator's Report**

The Property Report list was reviewed and discussed by the Board members.

- The property on South Beach Lagoon with an unauthorized boardwalk through the dune falls under the jurisdiction of OCRM.
- Options to replace rocks placed on the edge of the roadway in the easement area were discussed. Property owners had placed rocks in this area to prevent drivers from running over the grass and creating ruts. The Maintenance Department will be asked for a solution, or if rolled curbing could be used to solve this problem.
- Lot #71 Lawton Woods, currently under litigation, will be added back on the list.

**3. Approval of the June 13, 2006 Meeting Minutes**

A motion was made by Mrs. Morton to approve the June 13, 2006 meeting minutes as amended. The motion was seconded by Mr. Pruett and was passed unanimously.

**4. Financial**

A copy of the financial statement was included in the Board package. The Board discussed the percentage of membership in relationship to last year and it was the consensus this should be addressed the first part of 2007. It was noted to make sure that three mailings to property owners were done: January, March and June. It was also suggested to change the verbiage to "Membership renewal" instead of "Will you join"?

**5. Policy for Ladders on Commercial Vehicles**

Discussion was held on vehicles that hold commercial ladders. Mr. Bartlett made a motion that any vehicle with commercial racks on top of a commercial vehicle should

be considered for commercial use and should not be able to park overnight in the plantation. The motion was seconded by Mrs. Morton and passed unanimously.

#### **6. Committee Reports**

- a. Communication Committee – Mrs. King reported the Summer Issue is on the website. The October issue will be the first one done in color.
- b. Covenant Enforcement – Mr. Bartlett reported that he had a list of volunteers from the POA's who are willing to work with Covenant enforcement. The list is to be given to Cary Kelley, David Henderson and Tracey McNeill. Mr. Kelley will correspond to them. Mr. Bartlett also said a petition against any plans for using Oak Court as access for parking in the parcel next to the Six Oaks Cemetery had been sent to CSA and the cemetery representatives.
- c. Liaison Committee – Mr. Carlson said he would be contacting the POA Presidents for potential ASPPPO, CSA and ARB candidates.
- d. Nominating Committee – Mrs. Morton said the committee had two meetings so far. She expressed her disappointment at not receiving many resumes for volunteers. She asked the Board members for any recommendations.
- e. Public Relations Support for the Covenant Revision Information - Mr. Wynn will have something to report at the next meeting.
- f. Density Unit Count – Mr. Aikman said no new home construction has begun over the past three months.
- g. Legal Advisory Committee – Discussion was held on the Committee members talking publicly on such issues as the DeSole litigation which is in contrast with their charter. A meeting was suggested to discuss and clarify this issue with the committee members.

#### **7. Status of the Covenant Revisions**

President Williams said the negotiating team planned to meet on Thursday, July 13, 2006, at 1:30 p.m. A draft of the Disaster Recovery issues has been prepared. Mr. Carlson reported that at the last CSA Board meeting, Mr. Carbiener said the change to square footage basis for the assessment portion of the revisions will not be included.

#### **8. Status of the ARB Actions**

**Architectural Review Board Update** - Mr. Williams stated that an ARC meeting was held this morning. Jack Docherty, ARB Chairman and an ASPPPO Representative, has resigned. Mr. Jim Richardson has been voted in as the new ARB Chairman.

Mr. Richardson has asked for four items to be addressed:

1. Verify the liability and indemnification for the ARB members.
2. Improve the line of communication between the ASPPPO, CSA and the ARB.
3. A new alternate will be needed if Mr. Gumley is moved into the vacant ASPPPO position. Mr. Richardson will come back with a recommendation for his replacement.
4. He recommended not publicly commenting, or being forthcoming with any information regarding the DeSole litigation until it is resolved.

The Board discussed his comments and agreed that before anything further communication or actions were taken regarding the DeSole litigation, legal counsel would be consulted first.

Also, it was noted that Mr. Richardson has agreed that Mr. Kelley hire the inspectors.

b. **ARC By-laws Revised** – The ARC By-laws will be updated and changed to reflect two designated representatives of the Sea Pines Resort instead of the Chairman of SPA Board and the Chief Executive Officer of SPA. The Sea Pines Associates, (SPA), no longer exists.

c. **Third Floor Issue** – The home that originally created this controversy has had its permits with the Town corrected designating it as a two-story instead of a three-story residence. The wording in the ARB Guidelines of a two-story dwelling was discussed. It was decided the best course of action at this time was to wait and see the legal opinion from Mr. Chuck Scarminach.

#### **9. Adjusted Gross Income Committee**

Mr. Williams formed a committee to research the amount of the assessment that commercial businesses should pay and focus, in particular, on the tenant companies. The Committee will address any other corrections that they feel are necessary. Mr. Carlson, Mr. Aikman and Mr. Williams will serve on this committee.

#### **10. Board Member Comments**

- a. **Short Term Rental Units Classified as a Commercial Business** - Mr. Aikman said the Town of Hilton Head is still working on issues to classify a short term rental unit as a commercial business and requiring the owners or management companies of the rentals to obtain a Town business license. If this becomes the case, then under the Sea Pines covenants, a short term rental classified as a commercial business could not operate in a residential area.
- b. **Tree Removal on the Sea Marsh Golf Course Renovation** – Mr. Carlson said the Town of Hilton Head will review the plans for the golf course renovation first, then the ARB will review it. Under the 1992 Tree Policy with the Company, the CSA Board will also have to approve the removal of any trees on the golf course and the adjoining common property reflected in the renovation plan. More discussion was held.

- c. **Greenwood Drive From the Gate to the Circle** – Mr. Bartlett asked the CSA Board to consider turning over the maintenance for the section of road way on Greenwood Drive from the gate to the Sea Pines Circle, due to all the accidents that occur. Discussion was held and it was stated that rumble strips and other precautions could be put into place to help curb the accidents.

**11. Adjournment**

The next meeting will be held on Tuesday, August 8, 2006, at 3:00, in the CSA main conference room. President Williams will be out of town and Vice President Don Carlson will preside. He asked that the August agenda have plans to discuss the October open meeting and what should be on that agenda. With no further business the meeting adjourned at 4:58 p.m.

Respectively submitted,

Audrey King  
Secretary