

Association of Sea Pines Plantation Property Owners
Meeting Minutes
July 10, 2008

The July 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 thanked all the members for attending the ASPPPO workshop held on July 9th and commented that it was a good meeting and progress on some of the key issues had been made.

1. **Roll Call**

Present:	Don Carlson Audrey King John Mclauchlin	Kathy Carter Sam Pruett	Fred Wynn Mike Hellman
Absent:	John Curry	Paul Aikman	
Staff:	Cary Kelley Jeanne Pearse	William Leitner	David Henderson
Guest:	Bob Hattersley		

2. **ASPPPO Administrator's Report**

a. **Covenant Enforcement Report List** - Mr. Henderson updated the Board members on the covenant violations report. Another property has been turned over to the attorney's office in order to be brought into compliance. Two homes on the list have gone into foreclosure.

b. **Covenant Enforcement Update** - Mr. Kelley will compile a list of all existing rules that apply to property owners, renters and guests. The list will be compiled from the ARB Guidelines, existing enforcement policies and recommendations made at the July 9th meeting. He will also draft a set of standards that will be guide rules for enforcement, i.e. yard maintenance standards.

He was asked to develop a job description for a property inspector along with an appropriate wage range. Discussion was held on splitting the cost of the new CSA Property Inspector between CSA and ASPPPO and asking the ARB if they would like to be a contributor.

c. **Infrastructure Referendum Results** – The referendum to amend the 1974 Covenants required 75% of the returned votes to be in favor of the proposed changes in order to pass. A total of 5,035 ballots were mailed out and 52% of the property owners responded, which is a very good return. The final referendum vote count was 1,844 (71%) in favor and 771 (29%) against. The required 75% approval was not reached and the referendum failed.

When the ballots are returned to CSA by the accounting firm, Mr. Kelley will survey the results in an effort to determine what kept the referendum from being successful.

3. **Minutes** - Mrs. Carter made a motion to approve the June 12, 2008, meeting minutes as amended. Mr. Wynn seconded the motion and it was passed unanimously.

4. **Financials**

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

b. **Membership** - ASPPPO membership is at 82% for 2008, there are 36 fewer members than last year.

c. **Renewal of the D&O Insurance** - The Board members reviewed and discussed the two quotes for the D&O insurance. Mr. Pruettt made a motion to renew the policy with CNA Insurance Company at the lower premium cost of \$8,598. The motion was seconded by Mr. Hellman and was unanimously passed.

5. **Committee Reports**

a. **ARB Liaison Committee** – There was nothing new to report since yesterday's workshop.

b. **Forest Preserve Study** – A meeting was held with Mr. Birdwell who expressed some concern that The Resort may want to do the Fifth golf course in the Preserve in twenty or so years. It is believed this is settled and the first formal meeting is planned for August.

c. **Communications Committee** - Mr. Joseph Hardy attended the last meeting and is interested in becoming a committee member. This will help to increase attendance when some of the other members are away during certain times of the year. There is a lot of new information on hurricane recovery in this Summer Issue, most of it focused on the information given out at the June 4th ASPPPO Open meeting.

d. **Covenant Enforcement** - As a follow-up from yesterday's meeting, the list of rules and regulations that is given to renters has been forward to Mr. Carlson.

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. Pruett said the litigation with the West Willow Oak property continues.

h. **Town and Gated Community Relations** - Mrs. Carter said that a date has not been set for the next meeting yet. The hosting plantation is Windmill Harbour and they don't meet during the summer months.

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

6. **Nominating Committee** - Mrs. King said there are three open positions on both the ASPPPO and CSA boards. The Nominating Committee has contacted nineteen people, but so far, only three resumes have been submitted. One issue the committee is facing is that interested property owners who are really good candidates are only here part of the year and have expressed concern over not being able to attend all the meetings. It was the sense of the Board that these should be handled on a case-by-case basis.

The two current ARB members who are eligible to run again have submitted their resumes.

7. **Key Issue Updates**

a. Assessments – Nothing new to report.

b. ARB - Most of the issues were discussed at yesterday's meeting. However, a home that has been under construction for well over the allotted time of one year has still not been completed. The property owner has sent a letter to the ARB stating that the exterior of the home will be completed by August 31, 2008. The only recourse the ASPPPO Board has is to take legal action to compel compliance with the covenants and ARB Guidelines.

Mr. Pruett made a motion to formally put the ARB on notice that this property owner is in violation of the covenants and legal action will be taken by the ASPPPO Board if the home is not completed. The motion was seconded by Mrs. King and was unanimously passed. This item will be placed on the next ASPPPO meeting agenda.

c. Covenant Enforcement Update – Nothing new to report.

d. Beach/Harbour Town/South Beach Access – Nothing new to report.

e. Neighborhood/Community Involvement Update - Deferred until after the summer season and other issues.

8. **Critique July 9th Key Issue Workshop** – Everyone thought it was a good workshop.

9. **Schedule Next Key Issue Workshop**

The Board will follow-up on the current issues as discussed in yesterday's meeting. If additional workshops are needed they will be scheduled. The ARB has suggested their entire Board be invited to the ASPPPO workshops instead of just the ASPPPO and CSA Representatives.

10. **Adjournment** - The meeting adjourned at 3:45 p.m. The next regular scheduled meeting is **Thursday, August 14, 2008, at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King
Secretary