

Association of Sea Pines Plantation Property Owners
Meeting Minutes
July 12, 2007

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.

1. Roll Call

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

Absent: Paul Aikman Sam Pruett

Staff: Cary Kelley William Leitner David Henderson
 Jeanne Pearse

Guest: Karl Becker

2. ASPPPO Administrator's Report

a. Property Report List- Mr. Henderson updated the board members on his progress made with the homes on the list. Three of the homes on the list have been corrected by the property owners and he is continuing to follow up on the remainder.

3. Minutes - Mrs. Carter made a motion to approve the June 14, 2007 meeting minutes as amended. Mr. Hellman seconded the motion and it was passed unanimously.

4. Financial

a. Membership/Revenue - The June financial statements were reviewed. ASPPPO is in good financial position. A total of 896 bills were mailed out as part of the third billing to the eligible non-members and 54 additional property owners have joined. Mr. Carlson noted that a part of the third mailing included an opinion card and only one or two had been returned, but these did not have a name or address on them so a response was not able to be made to their comments. Mr. Kelley suggested to place a response to the comments under the Q&A Section on the website and/or print them in the next newsletter.

The membership percentage numbers are actually under the 2005 membership and the

comparison sheet will be corrected.

b. D&O Insurance - Mr. Leitner had been asked to research the cost of increasing the insurance coverage from \$1 million to either \$3 or \$4 million. An application has been submitted to the underwriter, but a response has not been received. The insurance company had inquired about any current ongoing litigation and at this time ASPPPO is not involved in any major litigation other than homes that are in violation of the covenants.

5. Referendum Results - The amendment changes proposed in the referendum passed. The changes now allow the CSA Board to levy a special assessment in the event of a natural disaster. The number of affirmative votes received were 1,973 out of a total of 2,208 returned votes.

It was felt the success of the referendum was due to all the communication with the property owners by using the website, newsletter and holding the open meetings at various times which made it more convenient for property owners to attend. It was also noted that a "united front" of the commercial, Resort and residential board representatives was very important.

6. Committee Reports

a. ARB Liaison Committee - Mrs. Carter said the ARB is striving to keep the size of new homes in context with the lot and neighborhood while working with the homeowner. The board appreciated the effort their representatives were making and felt it was necessary to communicate this to the community. Mr. Carlson said an article in the newsletter articulating what the ARB was trying to accomplish would be a proactive step. It was also felt necessary to clarify that the ARB does not approve changes or improvements on the inside of homes. Mrs. King will follow up on obtaining an article from the ARB to accomplish this.

The board had questions regarding the steps taken by the ARB when the neighbors of new proposed construction or additions had objections to the construction. Mr. Kelley will find out the procedure the ARB uses to respond or communicate with these individuals.

One other item discussed was if the ARB would consider placing their minutes on the website. Mrs. Carter will bring this up at the next ARB meeting for discussion.

b. Communications Committee - Mrs. King distributed a copy of the latest issue of the newsletter for the board to review and asked for any comments be directed to her.

Mrs. King also talked about the Community Center lecture series events and more specifically the Red Cross Blood Drive that was taking place in November of 2007. Mr.

Hellman who had been an active volunteer at past blood drives said the most challenging part of the blood drive was getting the word out to property owners. Mr. Hellman and Mrs. King will work together on the blood drive and an article will be placed in the next newsletter and Mr. Hellman will work on an email list from the Sea Pines Country Club. They will also start contacting volunteers to assist on the day of the blood drive.

Discussion was held on the amount of people who attended the lecture series events in the past. It was the sense of the board that interest in the lecture series could be one of the questions on the property owner survey that was being contemplated by the ASPPPO Board.

c. Reserve Task Force - Mr. McLaughlin distributed a summary of the Capital Asset Cost Data. The report showed the replacement cost and what the current required reserves are. The next step was to establish a twenty-five year schedule reflecting the approximate cost each year. He plans to meet with both the residential and commercial representatives to discuss the findings.

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

e. Forest Preserve Land - Mr. Steve Birdwell of the Sea Pines Resort plans to meet with Riverstone management in the near future and will ask about transferring the Forest Preserve land over to the Foundation. There are still some questions that need to be answered about the boundary lines of the different zones and a surveyor will be needed to clarify some issues and mark the actual boundary lines.

f. Legal Affairs Committee - Mr. Becker said that an attorney had been contacted to pursue the issue of homes used "exclusively for residential purposes", but he does not specialize in litigation. The attorney was able to provide a list of other qualified attorneys and Mr. Becker will follow up on the list.

g. Mini- hotels - Mr. Hellman held up a rental brochure that advertised short term rentals that could be rented for parties or special events and noted such rental use violated the covenants. He said this rental brochure belonged to one of many different companies who offered homes for parties or special events.

h. Town and Gated Community Relations - A copy of the committee's June 15, 2007, meeting minutes was included in the board package. Mrs. Carter said the concept of having a committee made up of a board member of each of the gated communities had been well received. Most of the members felt the sharing of information and pulling resources together would be very helpful.

It was relayed at the meeting that Palmetto Dunes had wanted to model themselves after Kiawah Island and be a “world class community”. She found this interesting due to The Riverstone Group owning Kiawah Island and who now owns The Sea Pines Resort.

Mr. Carlson added that some areas of the Sea Pines community were becoming tired looking and were not competitive in the real estate market place. He noted that it was important to define and prioritize the amenities that are important to the residential community.

The committee met again after the June 15th meeting to tour the Indigo Run and Shipyard Plantation’s community centers, both of which are very modern and attractive. Mrs. Carter relayed that one of the community centers was built on the beach and had to be raised to meet the Town’s elevation requirements, and in turn, generated additional revenue by converting the space under the center into 400 metal “New England” style storage lockers which were used to store beach chairs, bikes etc. The storage facility generated a large amount of revenue and actually had a long waiting list.

Some of the other Gated Community Committee members suggested sharing guest speakers for their lecture series so they could attract well-known speakers at a better price.

Mrs. Carter added that the CSA Board had created a Community Center Task Force and Mr. Carbiener had asked her to chair Phase II. The Committee consists of a diversified group of people so that all the facets of the community are represented. Mrs. Carter wants to conduct a short survey of the property owners to determine if the community center was meeting their needs. She proposed to hand out the survey to the members of the Sea Pines Men’s Club, the Sea Pines Women’s Club and to people who actually come through the Community Center. She also wanted to contact Sam Pruett about giving the survey to the POA Presidents for their input.

Mr. Carlson said that a survey of the property owners had not been done since 2001 and the ASPPPPO Board was looking at doing another one soon. He suggested to incorporate the community center questions into the regular survey. Mr. Carlson also noted that the last survey results showed that a high percentage of property owners didn’t place a high priority on the community center. Discussion was held.

The amount of people who use the community center and attended the lecture series was questioned. Mrs. Carter was able to provide statistics showing the number of groups including property owner associations ‘ attendance and said the smallest group

attendance was 8, the average was 21 and the largest group was 50.

Mrs. King said that someone was needed to coordinate and organize the Fall lecture series and asked the board members for any recommendations.

Mr. Hellman noted from past experience, that it was difficult to communicate the community center information to the property owners.

7. Adjournment

The meeting adjourned at 4:45 p.m. The next meeting will be held on Thursday, August 9, 2007 at 3:00 p.m. in the main CSA conference room.

Respectfully submitted,

Audrey King
Secretary