

Association of Sea Pines Plantation Property Owners
Meeting Minutes
July 2, 2009

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 presided.

1. **Roll Call**

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| Present: | Don Carlson | Nikki McNamee | Sam Pruett |
| | George Minot | Blaine Lotz | John McLauchlin |
| | Audrey King | Kathy Carter | |

Absent: Mike Hellman

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| Staff: | Cary Kelley | David Henderson | William Leitner |
| | Jeanne Pearse | | |

Guest: Karl Becker

2. **ASPPPO Administrator's Report**

a. **Administrator's Comments** – Mr. Kelley informed the Board that a property owner of a lot on Cordillo Parkway has requested that the Town of Hilton Head change the zoning of the property to add residential and commercial uses. Currently the master plans show the property zoned for recreational and institutional uses. The Sea Pines covenants require that the Sea Pines Resort approve any changes to the Sea Pines Master Plan and they have not received a formal request in this regard. The Town has been notified by the Sea Pines Resort and CSA of our concerns and objection to the request for a zoning and Master Plan change.

In 2002, a legal opinion was obtained regarding the Cordillo Parkway lots to ascertain if they were actually included as part of Sea Pines Master Plan. The legal opinion states that they are part of Sea Pines and accordingly, these lots should be subject to property assessments. Mr. Kelley will e-mail a copy of this legal opinion to the Board members and keep them abreast of any developments.

b. **Covenant Enforcement Report List** – The Board reviewed the nine homes that were on the list. The allotted time for three of the homes to correct their problems has now expired and they will be turned over to the attorney to begin legal action to compel compliance.

3. **Minutes**

Mr. Pruettt made a motion to approve the minutes of the June 4, 2009, meeting minutes as amended. The motion was seconded by Mr. Minot and was unanimously passed.

4. **Financials**

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

b. **Membership** – Membership is at 76.7% of those who are eligible to join.

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

The Board reviewed the revised service agreement that was included in the board package. All the changes had been made and Mr. Lotz made a motion to approve the service agreement between ASPPPO and CSA as presented. The motion was seconded by Mrs. Carter and was unanimously approved.

6. **Committee Reports**

a. **ARB Liaison Committee** – Nothing to report.

b. **Forest Preserve Study** – The issues surrounding the Forest Preserve are being addressed in the covenant discussions with The Sea Pines Resort.

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

d. **Covenant Enforcement** – Mr. Lotz distributed a draft copy of the proposed guidelines for Sea Pines residents, short and long-term rental agencies and commercial contractors. The goal when creating the document was to be informative while hospitable. Discussion was held on where to place the brochures once they were completed. Mrs. McNamee was asked to determine the best form for distribution.

The ability to fine or penalize someone for violation of the guidelines and rules was discussed. It was decided that the finalized document should be shared with CSA. The guidelines will be placed on the agenda for next month. Everyone was asked to review the document more closely and e-mail any comments to Mr. Lotz.

e. **Density Units** – A copy of the June 30th report was included in the Board package. All types of construction continue to be slow.

f. **Finance Committee** – A second draft of a RFP for an auditor was included in the Board package. Mrs. Carter made a motion to approve the wording of the proposal and for the CSA Finance Committee to move forward with their request. The motion was seconded by Mr. Minot and was unanimously approved.

g. **Legal Affairs Committee** – Nothing new to report.

h. **Town and Gated Community Relations** – Nothing new to report.

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

7. **Key Issue Updates**

a. **Covenant Revisions** – The covenant revision discussions with The Sea Pines Resort have begun. Dialogue was held on which board entity or board members should assist in advising with these confidential discussions. It was decided that Don Carlson, Sam Pruett and John McLauchlin would continue as the main speakers for these discussions. It was voiced that someone from the commercial entities should be present as an advisory representative. Mr. Mark King will be asked to join the advisory group.

8. **Adjournment**

With no further business, the meeting adjourned at 4:10 p.m.

The next meeting will be held on Thursday, August 6, 2009, at 3:00 p.m., in the main CSA Board conference room.

Respectfully submitted,

Audrey King
Secretary