

Association of Sea Pines Plantation Property Owners
Meeting Minutes
August 14, 2008

The August 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:	Don Carlson Audrey King John McLauchlin	Kathy Carter Sam Pruett	John Curry Mike Hellman
Absent:	Fred Wynn	Paul Aikman	
Staff:	Cary Kelley Jeanne Pearse	William Leitner	David Henderson
Guest:	Bob Hattersley Karl Becker	Pat Jenkins	George Minot

2. **ASPPPO Administrator's Report**

a. **Covenant Enforcement Report List** - Mr. Henderson updated the Board members on the covenant violations report. Two of the properties have corrected their violations. Discussion was held on the re-occurrence of unkempt conditions at some homes.

b. **Covenant Enforcement Update** - Mr. Kelley updated the members on the action taken after the ARB had received his letter about the exterior construction work on a home at 29 N. Calibogue Cay that has not been completed for over a two ½ year period. The owners have been given until September 1, 2008 to complete the exterior work and if not finished, they will be turned over to the attorney to begin litigation on the covenant violation. Mr. Kelley has monitored the ongoing work at the home site and it is slowly progressing and will probably not be finished by the September 1st deadline.

c. **Parking Along Roadway at South Beach** – Board members had expressed concern about the parking at South Beach. Mr. Kelley distributed a memo from the Director of Security that addressed this issue. Security personnel have been

monitoring the situation and very few of the vehicles are actually parked in the roadway or on open space enough to warrant a citation or towing of the vehicle.

Mr. Kelley proposed to address this problem the same way that Harbour Town's similar problem had been solved. This was to install a fence and force vehicles to park in the parking lot. The fence could be a cost-sharing project between CSA and South Beach. If the parking lot became full, the over-flow would be directed to the trolley parking lot and visitors could ride the trolley.

Mr. Carlson asked Mr. Kelley to have the parking at South Beach monitored during the remainder of the year, especially over the Labor Day holiday weekend.

d. **Trolley Transportation/Ridership** – Mr. Kelley distributed a memo from the Director of Security depicting the history of trolley system up to its current status. This was provided in response to recent questions and comments from Board members regarding the trolley operations.

e. **Landscaping at 14 Green Wing Teal** – The owner of this property has landscaped into the open space. Mr. Kelley is dealing with it according to CSA Board policy and asked that any inquiries on this issue be directed to him.

3. **Minutes** - Mr. Hellman made a motion to approve the July 10, 2008, meeting minutes as amended. Mr. McLauchlin seconded the motion and it was passed unanimously.

4. **Financials**

a. **July 2008 Financials** - The July financial statements were reviewed and ASPPPO remains in good financial position. Mr. Leitner met with Mr. Wynn regarding investments and then shopped for the best interest rates that are insured by the FDIC.

b. **Membership** - ASPPPO membership for 2008 is 150 less than last year at this same time. Discussion was held.

5. **Committee Reports**

a. **ARB Liaison Committee** – Mr. Hellman said the ARB members are really a dedicated group. They meet every week and spend at least 2-2 1/2 hours or more of their time at the meeting and going out on the job sites doing physical inspections. The ARB members asked that all their board members be present at the next ASPPPO workshop instead of just the residential representatives attending.

Mr. Carlson said there was nothing pressing at this point in time and thought the next ASPPPO workshop might be scheduled in the latter part of October or early

November. The ASPPPO Board did not object to the ARB's request and would consider their request.

b. Forest Preserve Study – Mr. Hellman said he hoped to have the contract to do the survey signed by tomorrow. The Implementation Committee plans to meet in the early part of September to work on the issues.

Mr. Carlson noted that the ASPPPO Board had been polled and approved the expenditure of \$8,750 for their portion of the \$35,000 cost to do a survey of the Forest Preserve. The cost is being shared between the Sea Pines Museum and Forest Preserve Foundation, CSA, ASPPPO and The Sea Pines Resort.

Mr. Pruett made a motion to ratify the expenditure of \$8,750 for the ASPPPO Board's portion to do the survey. The motion was seconded by Mrs. King and was unanimously passed.

c. Communications Committee - Mrs. Carter inquired about the accuracy of the article on the Town of Hilton Head's Residential Reconstruction 50% Rule that appeared in the Summer Issue. The first paragraph refers to the reconstruction of a home after a natural disaster and states that the "appraised value" is used. She had understood the value used was actually a formula instead of the appraised value. Some of the board members thought a correction should be printed. The Town of Hilton Head had written the article and they will be contacted for verification of the wording. (*The Town of Hilton Head was later contacted and their wording was correct.*)

d. Covenant Enforcement - Mr. Curry said a meeting was planned with Mr. Kelley for September 3rd to finalize the list of rules and regulations.

Mr. Pruett asked about the status of the CSA Property Inspector. Mr. Kelley said he had relayed the information to the CSA Board. The opinion of the Board seemed to be in favor of this new position, but did express concern about the risk of overly ambitious enforcement actions.

Mr. Kelley is continuing to develop a job description which will also be tied to an enforcement plan and the list of rules and regulations that are being finalized.

e. Density Units - A copy of the report was included in the board package. Mr. Minot said the Finance Committee is addressing some questions on the amount of density units, more specifically, Marriott and Grand Ocean units.

f. Finance Committee - No additional comments.

g. Legal Affairs Committee – The litigation with the West Willow Oak property

continues.

The legal opinion on whether The Sea Pines Resort should pay a 1% or ½ % commercial assessment is not resolved.

h. Town and Gated Community Relations - Mrs. Carter said Friday, September 12th has been set as the next meeting date. The hosting plantation will be Windmill Harbour and Sheriff Tanner is the guest speaker. He plans to talk about crime outside of the gates. The rest of the program will be finalized at a later date.

i. POA President's Committee – Mr. Pruett said he plans to hold another meeting one week prior to the October 9, 2008 ASPPPO Open meeting. It was noted that the Beach Lagoon area was in the process of creating its own POA.

6. Nominating Committee - Mrs. King said there are three open positions on both the ASPPPO and CSA boards. The Nominating Committee interviewed five applicants this morning.

The two current ARB members who are eligible to run again have submitted their resumes, but they would like to have at least one more person.

7. Key Issue Updates

a. Assessments – Mr. Pruett had given the preliminary opinion earlier. Mr. Minot said the Finance Committee was working on an assessment report.

b. ARB - The issue of recording the votes will be postponed until the next ASPPPO workshop.

c. Covenant Enforcement Update – Nothing new to report.

d. Beach/Harbour Town/South Beach Access – The parking lot at the Sea Pines Beach Club was discussed and all agreed the renovation had improved the overall look and safety of the lot. However, forty-four parking spaces were lost, but twenty-five were gained back by having their employees park at the Plantation Club.

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

8. October 9th Open Meeting – The main agenda item will be “Meet the candidates”. Each of the candidates will be introduced and acknowledged. Discussion was held on providing candidates the opportunity of speaking for two minutes to say why they are running. Mr. Carlson said he thought it would be better to have all the candidates write

down their reasons and combine them on one sheet of paper so attendees could take the sheet away with them. Mr. McLauchlin suggested cutting down on some of the personal information and instead, have the candidates state what they want to change or accomplish.

9. **Board Member Comments**

a. **Gate Access to Mopeds** – Discussion was held on mopeds accessing the plantation. It was noted the CSA Board is researching this issue.

10. **Adjournment** - The meeting adjourned at 3:45 p.m. The next regular scheduled meeting is **Thursday, September 11, 2008, at 3:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King
Secretary