

Association of Sea Pines Plantation Property Owners
Meeting Minutes
August 6, 2009

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. President Carlson presided.

1. **Roll Call**

Present:	Don Carlson George Minot Audrey King	Nikki McNamee Mike Hellman	John McLauchlin Kathy Carter
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Absent:	Sam Pruett	Blaine Lotz
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Staff:	Cary Kelley Jeanne Pearse	David Henderson	William Leitner
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Guest:	Karl Becker
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2. **ASPPPO Administrator's Report**

a. **Administrator's Comments** – Mr. Kelley said Mr. Henderson will be on vacation for two weeks in August and he will monitor the homes on the Covenant Enforcement List in his absence.

There are currently 32 foreclosures in Sea Pines, he expects this amount to get higher once tourist season is over and revenue from the property drops off and property owners are carrying the full burden of the mortgage. He shared the positive news that the number of home sales in Sea Pines were increasing.

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

Discussion was held regarding homes being rented out that are currently bank-owned and how they may not be as well maintained once the tourist season was over.

It was noted that there are dead trees located just beyond the Calibogue Cay dredge spoil site. Mr. Kelley and Maintenance Director Frank Nettles will follow up on this.

3. **Minutes**

Mr. Minot made a motion to approve the minutes of the July 2, 2009, meeting minutes as amended. The motion was seconded by Mrs. McNamee and was unanimously passed.

4. **Financials**

a. **July 2009 Financials** - The July financial statements were reviewed and ASPPPO remains in good financial position.

Mrs. Carter made a motion to accept the July financial statements as presented. The motion was seconded by Mr. Minot and was unanimously passed.

b. **Membership** – Membership is at 76.8% of those who are eligible to join. Five new members have joined since last month. Discussion was held on upgrading and revising the verbiage in the membership letter. Mr. Minot volunteered to work on this.

5. **Committee Reports**

a. **ARB Liaison Committee** – The ARB had gone into Executive Session in one of their meetings to discuss parking problems on construction sites and adjacent areas, but no word has been received on the outcome of their meeting.

b. **Forest Preserve Study** – Nothing to report.

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

d. **Covenant Enforcement** – Mr. Lotz was not present at the meeting today, but had included a copy of the guidelines in the board package that was revised from the suggestions given at the last meeting. The latest revision broke the guidelines into three different documents: Sea Pines Property Owners and Long Term Renters, Short Term Renters and Guests and Guidelines for Commercial Contractors. Mr. Carlson recommended waiting until the September meeting when Mr. Lotz was present to go over each section, line by line. If there was not enough time to perform this during a regular scheduled meeting, then a workshop would be scheduled to do this. It was noted that these items should be separated as to what are actual rules and regulations that should be enforced, and what is simply being considerate of your neighbors. The next step should be the development of the process to enforce the rules and regulations. It was agreed that nothing should be published until all these steps were completed.

Density Units – A copy of the July 30th report was included in the Board package. Only one new permit was issued.

f. **Finance Committee** – Nothing new to report.

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

h. **Town and Gated Community Relations** – Mrs. Carter said she was beginning to work on the fall meeting which would cover several topics on recent issues such as foreclosures, insurance and SCB 30.

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

6. **Key Issue Updates**

a. **Covenant Revisions** – The covenant revision discussions with The Sea Pines Resort are continuing.

7. **Board Member Comments**

a. **Coffee With Cary Meetings** – Mr. Kelley was asked to give a summary of the last *Coffee With Cary* meeting. The topics discussed at the last meeting were: Formosan termites, bicycles in crosswalks, the pools and the Forest Preserve. He will e-mail out a summary to the board members after each future *Coffee With Cary* meeting.

b. **ASPPPO Open Meeting** – Mr. Carlson said the Community Center was not available for the ASPPPO Open meeting on October 1, 2009 and suggested either Tuesday, October 6th or Thursday October 8th or 15th as alternate dates. The main topic is "Meet the Candidates". The candidates will be polled on their availability for the best date to attend.

8. **Adjournment**

With no further business, the meeting adjourned at 4:05 p.m.

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

Respectfully submitted,

Audrey King
Secretary