

**Association of Sea Pines Plantation Property Owners Association, Inc.**  
**Board of Directors Meeting**  
**Tuesday, September 19, 2006**  
**10:00 a.m.**

The meeting was called to order at 10:00 a.m. by President Williams. Mr. Williams introduced Felice LaMarca who asked to address the Board at today's meeting. She is a property owner and co-chairman for the Commission of Hilton Head Realtors. Her purpose was to request that an official representative of CSA and the Sea Pines property owners be present at Town meetings when they were making decisions on issues such as changes in the Sea Pines Master Plan, lot de-consolidation, or any issues that effect the residents in Sea Pines.

**1. Roll Call**

Present: David Williams            Don Carlson            Bob Bartlett  
          Fred Wynn                Kay Morton            Sam Pruett  
          Audrey King

Absent: Paul Aikman            Jim Young

Staff: Cary Kelley            David Henderson      Jeanne Pearse  
          William Leitner

Guest: Felice LaMarca

**2. ASPPPO Administrator's Report**

a. **Property Covenant Enforcement Report** - The complaints received on properties being monitored on the Property Report list was reviewed and discussed by the Board members. Mr. Bartlett noted some homes that should be on the list and gave some suggestions on how to handle the problems. He also stated that the commercial vehicle with ladders was no longer in the Club Course area. The CSA Board had asked the Security Committee to review this issue and make a recommendation how to handle the problem. Discussion was held.

b. **Pending Covenant Enforcement Litigation** – The Board members were updated on the status of two current litigation cases.

**3. Approval of the Meeting Minutes**

A motion was made by Mr. Bartlett to approve the August 8, 2006 meeting minutes as amended. The motion was seconded by Mrs. Morton and was passed unanimously.

A motion was made by Mr. Pruet to approve the August 22, 2006 meeting minutes as amended. Discussion was held on the executive session portion of the meeting minutes. A copy of these will be prepared and kept on file. The motion was seconded by Mrs. Morton and was passed unanimously.

#### **4. Financial**

a. **Financial Statement** - A copy of the August financial statement was included in the Board package and was reviewed by the directors.

b. **ASPPPO Membership** - The percentage of membership continues to be lower than the prior year. Discussion was held on improving ASPPPO's image and providing more information to property owners on what ASPPPO does.

c. **Directors and Officers (D&O) Insurance Policy** – As of October 1, 2006, the ASPPPO Board of Directors has its own separate D&O insurance coverage of \$1 million.

d. **Coordinated Billing for CSA and ASPPPO Membership Dues**- Mr. Leitner explained that it was important to keep the two billings separate to avoid confusing property owners. It was the consensus to keep the billings separate.

#### **5. Committee Reports**

a. **Communication Committee** - A sample copy of the 12 page colorized October newsletter was distributed. The ARB was paying for the additional four pages in this issue. It was the sense of the Board that upgrading to a colorized version was a definite improvement and felt it would generate more interest and people would be more apt to read it.

The Nominating Committee requested an article relaying more information on the candidates be used in the next newsletter. The Board asked Mrs. King to also coordinate the mailing of the November/December issue so it would coincide with the mailing of the ballots on November 1<sup>st</sup>.

b. **Covenant Enforcement** – A copy of the report was included in the Board package. Mr. Bartlett noted that the mailbox program letter mailed to owners in the Club Course area had received a good response: 80% compliance. He also commended Messieurs Henderson and Kelley for the letter mailed to the POA Presidents.

c. **Density Units** – A copy of the report was included in the package. Mr. Bartlett noted that the “Total number of homes” shown on the report was in error. He felt the number should be 3,682 and not the 3,683 as shown on the report. He explained his rationale and the ARB has corrected the report.

d. **Legal Advisory Committee** – Mr. Pruet updated the Board on the progress made. Discussion was held on the current confidentiality policy covering the release of documentation and information to property owners. The consensus held was that ASPPPO and CSA should be both open and transparent on the majority

of their information. (Except the personnel files and certain other files.) It was determined that any information requested by the LAC members should go through Sam Pruett.

e. **Nominating Committee** – Mrs. Morton said the Committee planned to meet on Monday, September 25<sup>th</sup> to finalize the CSA and ASPPPO candidates. The ARB nominations would be completed at a later date.

f. **Public Relations** - Mr. Wynn said that communicating and relaying the objectives or goals of the ASPPPO Board was very important. It was equally important to follow up afterwards and relay the outcome of the efforts made and have a sequential plan. He stressed that communication would help build ASPPPO's image.

6. **Discussion Topics**

a. **Possible Open Meeting Agenda Items**

1. Presentation on Time Warner
2. Introduction of ASPPPO and CSA Board Candidates
3. Legal Committee Report
  - a. Mini-hotel Update
  - b. Commercial Assessments
4. ARB Presentation
5. Disaster Recovery Update
6. Question and Answer Period

The Board discussed the proposed agenda items for the open meeting. Mr. Richardson, ARB Chairman, wishes to do a presentation on the changes they are trying to put into effect. It was determined to stay with the agenda as listed above.

b. **Status of the Covenant Revisions** - Negotiations are continuing.

c. **Pending Litigation** - It was determined that the ASPPPO Board should only communicate through legal counsel. Discussion was also held regarding a member of the LAC being mentioned in a proposed settlement agreement. Mr. Pruett is to follow up on this issue.

7. **De-consolidation of a Lot** – Mr. Kelley included a copy of a letter he proposed be sent to a property owner regarding the de-consolidation of his lot into three smaller lots. A legal opinion had been obtained and revealed that while the property owner was not complying with the process as outlined in the Sea Pines covenants, was a matter of form over substance. Allowing the process to proceed as begun resulted in three (3) rather than four (4) lots which appeared to be in the best interest of the community at large. Mrs. Morton made a motion to approve the proposed letter as written to the property owner. Mr. Pruett seconded the motion and it was approved with Mr. Bartlett opposing.

8. **Board Member Comments**

a. **Special Meeting** – A suggestion was made to hold a special meeting to define the objectives and set the priorities for the upcoming year. Mr. Bartlett recommended to have the meeting in December and invite the newly elected members to attend. This would give them a head start for the next year. It was also recommended to hold a two- part orientation meeting for both the ASPPPO and CSA new members.

9. **Adjournment**

The next meeting will be held on Tuesday, October 10, 2006, at 2:00, in the library of the Providence Presbyterian Church. With no further business the meeting adjourned at 5:10 p.m.

Respectively submitted,

Audrey King  
Secretary