

Association of Sea Pines Plantation Property Owners
Meeting Minutes
September 11, 2008

The September 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	Kathy Carter	John Curry
	Audrey King	Sam Pruett	Mike Hellman
	John McLauchlin	Fred Wynn	

Absent: Paul Aikman

Staff:	William Leitner	David Henderson	Jeanne Pearse
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Guest:	Bob Hattersley	George Minot	Karl Becker
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2. **ASPPPO Administrator's Report**

a. **Covenant Enforcement Report List** - Mr. Henderson updated the Board members on the covenant violations since the mailing date of the report.

b. **Alligator Complaints** - Discussion was held on the complaint received about an aggressive alligator in the area of the 2nd tee of the Ocean Golf Course. Mr. Henderson stated the alligator in question was reportedly only 5 feet in length and that no other complaints from nearby properties had been received. Mr. Henderson further stated that multiple attempts had been made to evaluate the alligator to no avail. Regardless of size, if the alligator is determined to be a threat to human safety it will be removed and destroyed.

Mr. Carlson said he had additional information concerning an alligator in the same area and would meet with Mr. Henderson and provide pertinent information to obtain a complete picture of the situation.

3. **Minutes** – The minutes of the August 14, 2008, meeting minutes were approved as amended.

4. Financials

a. **August 2008 Financials** - The August financial statements were reviewed and ASPPPO remains in good financial position. Mr. Leitner questioned if the Board anticipated the needs for other funding he was not aware of, if none, he would continue the same approach of investing. The \$8,750 for ASPPPO's agreed portion to re-survey the Forest Preserve was mentioned, but Mr. Leitner had already taken this amount into consideration and there are adequate funds. No other needs were mentioned.

b. **Membership** – ASPPPO's Year to Date membership for 2008 is 165 less than last year. Discussion was held on how the years to date figures are calculated.

5. Committee Reports

a. **ARB Liaison Committee** – A lengthy discussion was held regarding the unfinished construction of a home at 29 N. Calibogue Cay that was begun over two years ago. The homeowner has run out of funds and the ARB is considering returning some funds from the owner's escrow account to complete some of the exterior work.

Mr. Pruett made a motion to let the ARB know that ASPPPO appreciates the ARB's effort to move the project along by deferring fines or dispersion of funds to the property owner, but feels steps should now be taken towards litigation and compelling completion of the construction as stated in the Sea Pines covenants. The motion was seconded by Mr. Hellman and was unanimously passed.

b. **Forest Preserve Study** – Mr. Hellman said Mr. Birdwell, as President of The Sea Pines Resort, had agreed to a contract with a surveyor to re-survey the Forest Preserve. The survey will not begin until all four parties, ASPPPO, CSA, The Sea Pines Resort and the Sea Pines Museum and Forest Preserve Foundation agree to do the survey.

Messrs Becker and Hellman are working on the verbiage for transferring the land from The Sea Pines Resort to the Sea Pines Museum and Forest Preserve Foundation. A draft of the letter will be sent to the board for review.

There is a possibility that The Sea Pines Resort will request moving the location of the Heritage Farm from Greenwood Drive into the Forest Preserve, but a formal request has not yet been made.

c. **Communications Committee** - Mrs. King said the committee met this morning. They made a decision not to accept any articles like the Newhall Preserve or South Beach that they considered to be advertising. She also said Mr. McLaughlin was going to have either an article or an insert regarding the referendum from the Reserve Task Force.

d. **Covenant Enforcement** - Mr. Curry said the list of Sea Pines Property Owner Rules/Regulations were basically a list of problems that exist and does not require a referendum to enforce. He asked everyone to review the rules and regulations and contact Mr. Kelley with any additions or changes. He asked the board members to place "Identify Penalties for Violations" on the agenda for the October meeting.

e. **Density Units** - A copy of the report was included in the board package. Mr. Minot, Chair of the CSA Finance Committee is continuing to address some questions on the amount of density units.

f. **Finance Committee** - No additional comments.

g. **Legal Affairs Committee** –The West Willow Oak litigation is continuing. Mr. Carlson is to be deposed on October 13, 2008.

The committee is continuing its work on the question of whether The Sea Pines Resort should pay a 1% or ½ % commercial assessment. They should have a formal recommendation for the board by the October meeting.

h. **Town and Gated Community Relations** - Mrs. Carter said the group was meeting tomorrow at Windmill Harbour and Sheriff Tanner will be the guest speaker. He plans to talk about crime outside of the gates. There are twenty-seven people who are planning to attend.

A lengthy discussion was held on crime outside of gates in the area known as the "triangle". The board wanted to send a message to the Town of Hilton and the other gated communities that they wanted the operating hours of bars on Hilton Head Island to be restricted to closing at 2: 00 a.m.

Mr. Curry made a motion to relay to the Town of Hilton Head that the ASPPPO Board is extremely concerned about safety and the recent incidents created by bars that don't have a closing time restriction. The ASPPPO Board supports a closing time of 2:00 a.m. for the bars on Hilton Head Island. The motion was seconded by Mrs. Carter and was unanimously approved.

i. **POA President's Committee** – Mr. Pruett has scheduled a meeting of the POA Presidents' on Thursday, October 2, 2008, at 4:00 p.m.

6. **Proposed Infrastructure Reserve Fund Letter** – The board reviewed the letter and discussion was held. Mr. McLaughlin made a motion to approve the letter as presented. The motion was seconded by Mr. Curry and was unanimously approved.

Mr. McLauchlin expressed disappointment at not being able to communicate changes by email in between meetings and save possible time delays. He said he hoped that electronic mail could be used in the future.

The Reserve Task Force plans on meeting with the various Sea Pines homeowner associations and speak about the need for a referendum at their annual meetings. They also hope to gather more information from property owners to help determine the specifics of what's on the ballot of next year's referendum.

Mr. McLauchlin stressed how important it was that each board member be an agent and speak with unsupportive owners and answer their questions. Mr. Curry recommended the distribution of a fact sheet to each board member so the answers would be consistent and correct.

7. **Nominating Committee** - Mrs. King announced the candidates for the 2009 ASPPPO and CSA vacant board positions. All their information and photos are being compiled for the ballots. They are as follows.

ASPPPO

Blaine Lotz
Nikki McNamee
Ron Taylor
George Minot
John Patten

CSA

Blaine Lotz
Nikki McNamee
Ron Taylor
Fred Wynn
Eleanor DeSole

8. **Key Issue Updates**

- a. **Assessments** – Mr. Pruet had given a report earlier.
- b. **ARB** – Nothing additional to report.
- c. **Covenant Enforcement Update** – Nothing additional to report.
- d. **Beach/Harbour Town/South Beach Access** – Nothing to report.
- e. **Neighborhood/Community Involvement Update** - Deferred until after the summer season and other issues.

9. **October 9th Open Meeting** – The main agenda item will be “Meet the candidates”. Each of the candidates will be introduced and asked why they are running for the board. They can use the same answers as what will be included in with the ballot. The 2009 referendum will be discussed and property owners will be asked for their input.

10. **ASPPPO Workshop**

Mr. Carlson said he will try to schedule an ASPPPO workshop and include the Class A representatives from the CSA Board and the ARB members. He was focusing on scheduling the meeting at either the end of October or beginning of November.

11. **Adjournment** - The meeting adjourned at 4:45 p.m. The next regular scheduled meeting is **Thursday, October 9, 2008, at 2:00 p.m.** in the main CSA Conference Room.

Respectfully submitted,

Audrey King
Secretary