

Association of Sea Pines Plantation Property Owners
Meeting Minutes
September 13, 2007

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:	Jim Young	Don Carlson	Kathy Carter
	Audrey King	Sam Pruett	John McLauchlin
	Fred Wynn	Paul Aikman	Mike Hellman
Staff:	Cary Kelley	William Leitner	David Henderson
	Jeanne Pearse		

2. ASPPPO Administrator's Report

a. New ASPPPO Sign for the CSA Building - Mr. Kelley distributed two samples for the new sign at the CSA Building. Mr. Wynn also had two samples to choose from. Mr. McLauchlin made a motion to choose Mr. Kelley's proposed sign that only had the logo's of the entities. The motion was seconded by Mr. Young and the motion failed. Mrs. Carter made a motion to select Mr. Wynn's second proposed sign. (A copy of the sign is attached to these minutes.) The motion was seconded by Mr. Pruett and was passed.

Mr. Kelley said he would present the new sign to the CSA Board for their approval.

b. Correspondence to Refuse Collectors - Mr. Kelley enclosed a copy of letter in the board package that was written to all the refuse collectors. The copy of the letter was only intended for informational purposes for the board members. The letter advised the company of the requirement to return trash receptacles to the service yard once they have been emptied. The contractor was told that if the problem was not corrected, habitual offenders would be identified and could lose their access privileges to the plantation.

The board members thought the letter was excellent and should be modeled and used for other circumstances.

c. New Informational Channel - Mr. Kelley said the new Sea Pines informational

channel is up and running. It can be viewed on Channel 69 and he hoped everyone would take a look at it and let him know if they had any suggestions or comments.

d. Covenant Enforcement Report List- Mr. Henderson updated the board members on his progress made with the six homes on the list. One of the homes with issues has exceeded the deadline and has not been resolved due to a hardship. Another one on the list has been resolved. The board agreed to be lenient in the hardship case and Mr. Henderson will continue working on the list.

e. Beach Lagoon Discussion - Correspondence was received from two property owners who reside in the Beach Lagoon Road area. They had listed twenty-nine properties that they felt had covenant violations. The type of problems varied from faded mailboxes, exposed cables and phone lines to unkempt yards. All the properties were inspected and some were found not to be covenant enforcement issues. A meeting has been arranged for Mr. Kelley, Mr. Nettles, the Director of Maintenance and Mr. Henderson to meet with the two property owners to go over the items listed.

3. Minutes - Mrs. Carter made a motion to approve the August 9, 2007 meeting minutes as amended. Mr. Pruett seconded the motion and it was passed unanimously.

4. Financial

a. August 2007 Financials - The August financial statements were reviewed. ASPPPO is in good financial position.

b. D&O Insurance - The board members had been polled by phone for their vote on increasing the amount of D&O Insurance to either \$3 million or \$5 million. The vote had been unanimous to increase the amount up to \$3 million at a cost of \$8,596 annually. Mr. Hellman made a motion to ratify the vote. The motion was seconded by Mr. Wynn and was passed unanimously.

c. Membership - The goal of attaining over 80% of the entire possible membership has been reached, it is currently at 85% of those eligible to join and the highest in the past few years.

5. Open Meeting Agenda Items - Mr. Carlson asked the Board members to consider other agenda items for the October open meeting. The one agenda item would be "to meet the candidates" who are running for the CSA and ASPPPO boards. He again stressed this should be more of an introduction and not a debate session. Mrs. King suggested to hand out copies of the candidate informational grid that was being published in the newsletter.

The attendance at the past couple of open meetings had declined. It was felt this was due to the absence of any controversial issues or unhappy property owners. Mr. Carlson suggested to

hold the meeting at the CSA Community Center instead of the church. This would be cost effective, provide ample room and the community center was more conducive as a social atmosphere to meet the candidates.

The back room at the community center would not be available before the open meeting. Mr. Carlson suggested to meet at 2:00 p.m. in the CSA Board conference room. Then, after the open meeting, the board would reconvene in the back room of the community center.

Discussion was held on whether or not to announce the forthcoming litigation against a property owner on West Willow Oak. It was decided to check with legal counsel first.

6. Committee Reports

a. Nominating Committee - The reports for the CSA and ASPPPO Board Candidates and the Architectural Review Board nominees were included in the board package. The ASPPPO Board will vote on the appointment of the Alternate board members for the ARB, but no action was taken today. The CSA and ASPPPO Board Candidate report was included as information only.

b. ARB Liaison Committee - Mrs. Carter distributed excerpts out of the 1970 Land Use Covenants regarding the height of homes. The covenants state "No structures, except as hereinafter provided shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single family dwelling not to exceed two (2) stories in height."

Attached to the excerpts was a copy of the 2006 International Building Codes that defines the terms and differences between a "story" and "mezzanine". Mr. Carlson said the Legal Affairs Committee has been asked to look at this issue.

c. Communications Committee - Mrs. King said the Committee met to discuss the wording to recognize CSA's contribution. It was a very good meeting and the committee had some very strong opinions regarding CSA's financial contribution since all the property owners paid their annual assessment which went into CSA's general fund. The wording they were recommending was "ASPPPO wishes to recognize the financial and editorial support of CSA in the production of the newsletter." The board members liked the wording and it will appear on the October issue of the newsletter.

The committee also revised and updated the Guidelines for the Newsletter. A copy will be submitted to the board once all the changes have been made.

Community Center - Mr. Deleba and Mrs. McNeill created a brochure for the upcoming lectures. The Red Cross Blood Drive will be held on November 29th and flu shots will be given on October 19th.

d. Reserve Task Force - Mr. McLaughlin said he still needed information on drainage. Once this is obtained his Task Force will begin working on the report for funding options and plans. The report will be sent out to both boards in advance of their meetings.

e. Density Unit Count - A copy of the report was included in the board package.

f. Legal Affairs Committee - Discussion was held on moving forward with the litigation against a property owner who sells weeks of ownership in his home which is similar to a time share operation. The Town of Hilton Head may also pursue legal action due to it being in violation of Town regulations.

Mr. Pruett made a motion to approve the expenditure of funds to begin litigation against a property owner who is in violation of the covenants. Mr. Wynn seconded the motion and it passed unanimously.

g. Town and Gated Community Relations - Mrs. Carter said the committee had not met, but she submitted an informative newsletter article about the Town of Hilton Head revising their rules for rebuilding homes after a disaster. This may be an issue the committee would want to discuss and she will put it on their next agenda.

h. Survey of Residents - Mr. Wynn said that the Community Center survey will be mailed out first before the general property owner survey because of a time factor and the Task Force's need to conclude Phase II of their report.

He recommended to begin collecting the issues and get them on the table by November 1st, and do the survey in January. He suggested to contact the Sea Pines Resort and CSA to see if they would like to participate and ask any questions in the survey. He further recommended an "announcement type" letter be mailed to the property owners prior to the survey and stated that he felt it was best to keep the survey short. He estimated \$20,000 to \$25,000 should be budgeted for this project.

7. President's Comments

Property Owner Tee Times - President Carlson said that property owners were entitled to certain tee times as stated in the 1974 Covenants and that those provisions would not be relinquished. He and Mr. Pruett met with Cary Corbitt to discuss two items, "call the day before tee times" and "walk up that day tee times".

The Sea Pines Resort asked that the “call the day before tee times” be made after 3:00 p.m. of the previous day and the “walk up that day tee times” not be available during the months of March, April, May and October. Mrs. King asked whether or not the tee times could even be negotiated since this was part of the covenants. She objected to any negotiations to continue unless securing outside legal counsel and their advising that negotiations were even feasible. Mr. Kelley concurred and recommended ASPPPO to contact legal counsel for an opinion on this issue. Mr. Carlson agreed and stated he would attempt to get this done quickly.

One board member asked if deleting the Forecaddie charges for members could be included in the on-going negotiations. Mr. Kelley will send out an e-mail of the section of covenants covering tee times for the board members to review.

8. Adjournment

The meeting adjourned at 4:45 p.m. The next meeting will be held on Thursday, October 11, 2007 at 2:00 p.m. in the main CSA conference room. The open portion of the meeting will begin at 3:00 p.m. in the CSA Community Center main meeting room. At the closing of the open portion of the meeting, the board will reconvene in the smaller back room at the community center.

Respectfully submitted,

Audrey King
Secretary