

Association of Sea Pines Plantation Property Owners  
Meeting Minutes  
September 3, 2009

The September meeting of the Board of Directors of the Association of Sea Pines Plantation Property Owners was called to order at 2:30 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 Sam Pruett	John McLauchlin Kathy Carter Blaine Lotz
Staff:	Cary Kelley Jeanne Pearse	David Henderson	William Leitner
Guest:	Karl Becker		

2. **ASPPPO Administrator's Report**

a. **Administrator's Comments** – Mr. Kelley said the monthly “Coffee with Cary” meeting had gone well. He will email the Board members a list of questions that had been asked at the meeting.

There are currently 32 foreclosures in Sea Pines, 28 of these are in foreclosure and 4 are in bankruptcy. Mr. Kelley cautioned that a “spike” might be seen in foreclosures in the next 60 to 90 days, once the tourist season was over and owners experienced this loss of revenue.

b. **Covenant Enforcement Report List** – The Board reviewed the seven homes that were on the list. Two of the homes on the list have been referred to the attorney to begin legal action. One home owner is experiencing financial difficulty and is facing foreclosure.

3. **Minutes**

Mr. Pruett made a motion to approve the minutes of the August 6, 2009, meeting minutes as amended. The motion was seconded by Mrs. Carter and was unanimously passed.

4. **Financials**

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

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

b. **Membership** – Membership is at 76.9% of those who are eligible to join. Two new members have joined since last month. Mr. Minot volunteered to revise the verbiage in the membership letter.

5. **Committee Reports**

a. **ARB Liaison Committee** – The ARB had been asked to come up with a solution to solve parking problems on construction sites and their adjacent areas. Mr. Carlson commended the ARB for their positive response of recommending the installation of posts that have been pre-approved.

Questions were raised as to who pays for the posts and their installation. Mr. Lotz and Mrs. McNamee will follow up on these questions.

b. **Forest Preserve Study** – There was nothing new to report on negotiations, however, Mr. Kelley noted that The Sea Pines Resort was considering a request from the Foundation that \$1 from every trail ride ticket be donated to the Sea Pines Museum and Forest Preserve Foundation. Mr. Birdwell will meet with the owner of the stable when they return to town.

c. **Communications Committee** – The October issue of the *Sea Pines Community Newsletter* is being mailed out today.

d. **Covenant Enforcement** – Mr. Lotz included revised copies of the proposed guidelines in the board package that were again breaking the guidelines into three different documents: *Sea Pines Rules, Regulations and Guidelines for Property Owners and Long Term Renters*, *Sea Pines Rules, Regulations and Guidelines for Short Term Renters and Guests*, and *Sea Pines Rules and Regulations for Commercial Contractors*.

Each document was carefully reviewed and edited.

It was noted that items should be separated as to what are actual rules and regulations and what are guidelines. Another suggestion was to keep away from using words such as “tasteful” because that was based on someone’s opinion and not a specified definition. Mr. Lotz and Mr. Becker will work together on the revisions using today’s recommendations and email the revised documents to the Board members before the next meeting.

e. **Density Units** – A copy of the regular density unit report was included in the Board package and reflected no activity for the month of August.

Mr. Minot presented a Sea Pines Plantation Density Unit Report dated August 23, 2009 which contained a detailed accounting of the 55 "Uncommitted Dwelling Units" shown on the regular density unit report and a list of the 10 platted lots that have no density units assigned.

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

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

h. **Town and Gated Community Relations** – Mrs. Carter said the fall meeting would be held at Port Royal Plantation on Thursday, October 15<sup>th</sup> at 11:00 a.m. Senator Tom Davis will be the guest speaker and discuss property owner issues associated with Act 388, wind and hail insurance issues and Senate Bill 30. Mrs. McNamee and Mr. Lotz will also attend the meeting to represent Sea Pines.

i. **POA President's Committee** – Mr. Pruett said he planned on holding the next meeting of the POA Presidents the first week of October. He will provide any updates on Senate Bill 30 and Mrs. McNamee will also attend to request and explain how the homeowner associations can tie into the CSA website while still having control over their specific webpage.

6. **Report of the Nominating Committee**

a. **ASPPPO Board Candidates** – A copy of the Nominating Committee report was included in the Board package. The candidates for the ASPPPO Board election will be: Mrs. Kathy Carter, Mrs. Nancy Eldridge, Mrs. Angie Greenfield, Mr. Mike Hellman and Mr. John McLaughlin. Mrs. King made a motion to acknowledge the recommendation of the Nominating Committee which was seconded by Mr. Pruett and was unanimously approved.

b. **Appointment of the ARB members** – The Board reviewed the report and the recommendation of the Nominating Committee. Mrs. Carter made a motion to approve the appointment of Mr. Robert Stichweh and Mr. Rich Weidman as full members of the ARB for a three year term beginning January 2010 and ending December 31, 2012. Further, she moved that Mrs. Joy Shapiro be appointed as the ASPPPO/CSA Alternate member for a one-year term beginning January 1, 2010 and ending December 31, 2010. The motion was seconded by Mr. Pruett and was unanimously approved.

7. **Key Issue Updates**

a. **Covenant Revisions** – The covenant revision discussions with The Sea Pines Resort are continuing and at the last meeting issues were separated into phases based on the priorities of the resort and the property owners.

8. **Board Member Comments**

a. **Sea Pines Real Estate Agreement with The Sea Pines Resort** – Recently, a group of Sea Pines realtors entered into an agreement with the Sea Pines Resort involving the management and operational responsibility of all the locations of the Sea Pines Real Estate offices. The realtors will operate and manage the offices and continue using the Harbour Town lighthouse logo. This agreement has raised some questions on access rights and assessments that can only be answered by viewing the agreement. The Sea Pines Resort has stated that it a private agreement and has not offered to share its contents.

9. **Adjournment**

With no further business, the meeting adjourned at 4:50 p.m.

The next meeting will be held on Thursday, October 8, 2009, at 2:00 p.m., in the main CSA Board conference room.

Respectfully submitted,

Audrey King  
Secretary