

Association of Sea Pines Plantation Property Owners
Meeting Minutes
May 9, 2006

The May meeting of the Association of Sea Pines Plantation Property Owners Board of Directors was called to order by President Williams at 3:00 p.m., in the CSA Conference Room.

1. **Roll Call**

Present:	David Williams Don Carlson Audrey King	Jim Young Kay Morton Paul Aikman	Bob Bartlett Sam Pruett Fred Wynn
Staff:	Cary Kelley William Leitner	Tracey McNeill	David Henderson

2. **ASPPPO Administrator Report**

A copy of the covenant enforcement report was included in the board package. The board members reviewed the report and discussed the problems. Discussion was held regarding property owners who run commercial ventures from their homes. Mr. Henderson noted that in 2006 year to date there have been 40 covenant violation complaints. This compares with 50 for the same time frame last year. Mr. Kelley reported on his trip to a disaster recovery conference. Mr. Williams asked Mr. Kelley to put a presentation together for the ASPPPO Open Meeting in June.

3. **Minutes** - Mr. Bartlett made a motion to approve the meeting minutes of the March 7, 2006 meeting as amended. Mr. Pruett seconded the motion and it passed unanimously.

4. **Financial Report** – Mr. Leitner presented the auditors report to the Board. Mr. Wynn made a motion to accept the compilation report and Mr. Carlson seconded, the motion passed unanimously. Mr. Leitner reported that he was looking into investing approximately \$50,000 in an 8 month CD from BB&T. This CD will return 5.15%. He also noted that another CD was due to mature in August. Mr. Williams asked Mr. Leitner to have a summary of legal fees paid out ready for the Open Meeting.

5. Committee Reports

a. **Communications Committee** - Mrs. King continues to receive compliments from property owners regarding the newsletter. The Communications Committee has received quotes to print the newsletter on glossy paper in color. The Board discussed the quotes and Mrs. King made a motion to recommend acceptance of the expenditure increase to print the Community Newsletter on glossy paper in color. Mrs. Morton seconded and the motion passed unanimously.

b. **ARB Liaison Report** – Mr. Young reported that Pat Jinkins will replace Kay Morton on the committee. Mr. Young also reported that he and Mr. Kelley would work to reorganize the priorities of the Committee.

c. **Covenant Enforcement** - A copy of the ASPPPO Administrator's report was included in the Board package and was discussed earlier in the meeting. Mr. Williams mentioned that Mr. Henderson was doing a great job working on covenant enforcement.

d. **Community Outreach** – Mr. Carlson will meet with POA's prior to June's Open Meeting.

e. **Density Unit Count** - A copy of Mr. Aikman's report for April was included in the Board package. The plantation is at 96.30% build out.

f. **Multi-Family Rental Study** – Mr. Pruett is waiting for a report from Mr. Kelley and Mr. Breed regarding which homes are generating the most passes. Mr. Kelley made the point that the busy season would not begin until Memorial Day weekend and they could expect to have more concrete numbers then.

g. **Public Relations Sub-committee** – Discussion was held regarding the use of the name ASPPPO. Mr. Wynn reported that other options were being explored. Mr. Carlson commented that ASPPPO may need to market the residential side of Sea Pines.

6. Status of Covenant Revisions

Mrs. Morton reported that Mr. Carbiener had received CSA Board approval to split the Covenant vote so that the storm recovery portion would be addressed first, with the understanding that full faith efforts would be made to address the other issues at a later date. Mrs. Morton and Mr. Williams reported on a meeting with Sea Pines Company to discuss the commercial contribution to disaster recovery funds.

7. **Board Member Comments**

a. **Formation of a Legal Advisory Committee** - Mr. Pruett reported on a meeting he had with messieurs Fred Wynn, Dan Westerbeck and Tom Hagoort to discuss the formation of a Legal Advisory Committee (LAC) for ASPPPO Board members. The purpose of the LAC would be to provide legal advice and research on matters of interest to the ASPPPO Board Members. Mr. Pruett proposed a motion to form the Legal Advisory Committee with Mr. Dan Westerbeck and Mr. Tom Hagoort acting as the first two initial members. The Committee would abide by the following stipulations:

1. The LAC would take no action on their own in ASPPPO's name.
2. They would only work for the ASPPPO Board.
3. Their work would be considered confidential and would only be available for the eyes and ears of the ASPPPO Board.

Mr. Bartlett seconded and the motion passed unanimously.

b. **ASPPPO Administrator Update** - Mr. Kelley reported on plans to pursue a community television channel through Adelphia Cable which will become Time Warner by mid-summer. He also discussed his plans to have a new sign for ASPPPO placed on the street in front of the building.

9. **Adjournment**

The next meeting will be held on Tuesday, June 13, 2006, at 2:00 p.m., at the Providence Presbyterian Church. With no further business the meeting was adjourned at 5:00 p.m.

Respectfully submitted,

Audrey King
Secretary