

Community Service Associates, Inc.
Minutes of August 22, 2006 Board Meeting

President Carbiener called the meeting of the CSA Board of Directors to order at 3:00 p.m., in the CSA Conference Room.

1. Roll Call

Present:	Wayne Carbiener	Pat Jenkins	Bob Hattersley
	Bob Bartlett	Kay Morton	John Trunck
	Norman Harberger	Julius Scott	Don Carlson
	Mike Lawrence	Kathleen Speer	Bob Gossett
	Bob Sowers		
Absent:	Jim Young	Joseph Fraser	Paul Aikman
	Gary Martin		
Staff:	Cary Kelley	William Leitner	Jeanne Pearse
Guest:	Cary Corbitt		

2. Presentation on the Sea Marsh Golf Course Renovation – Cary Corbitt

Mr. Corbitt, Director of Sports for the Sea Pines Resort, briefed the Board on the planned reconstruction of the Sea Marsh Golf Course. He described a number of modifications of the original renovation plan that have been necessary to meet the Town's tree-preservation requirements. The Resort believes their plan will satisfy the requirements of the various permit-granting authorities, but there could be some further adjustments. Discussion followed, with emphasis on tree removal plans and on communication with Sea Pines property owners. Mr. Corbitt said a complete site plan will be available and there will be three public meetings held for interested property owners at the Plantation Club: September 21st at 10:00 a.m. and 2:00 p.m.; September 22nd at 10:00 a.m.

It was noted that the present plan would involve a swap for a small portion of Resort-owned golf course property for an equal-sized portion of adjoining CSA-owned open space. Mr. Kelley will ask CSA counsel to advise on the proper way to accomplish this.

The CSA Board will be asked to approve three items as part of the renovation: the removal of trees on the open space; the land swap and the master drainage changes.

Mr. Corbitt left the meeting at 3:40 p.m.

3. **Approval of the Meeting Minutes**

Board members reviewed the July 25, 2006, meeting minutes. Two minor typographical changes were suggested. A motion was made by Mr. Scott and seconded by Mr. Hattersley to approve the minutes with the suggested amendments. The motion was passed unanimously.

4. **Report of the Executive Vice President** - Cary Kelley

a. **Update on Time Warner** – Mr. Kelley referred to a confidential Time Warner letter in the Board package describing services Time Warner expects to offer to cable subscribers. It is anticipated that CSA will have a community channel that can be used as an added means of communication with property owners.

b. **Sun Mobile's Request for a Temporary Antenna at Tower Beach** – The water tower at Tower Beach is to be repainted and to receive other preventive maintenance. Cellular phone antennas mounted on the tower will have to be removed during this process. This could disrupt cellular service for some subscribers, including cellular 911 connections, unless a temporary antenna tower is erected during that period. Sun Mobile has asked permission to erect such a tower on a portion of the Tower Beach parking lot. Mr. Kelley said other cellular services may have a similar need, but Sun Mobile is the only one to come forward so far.

It was the sense of the Board that cellular service should not be disrupted, but that any temporary tower should be in as inconspicuous a location as possible. Likewise, disruption of the Tower Beach parking lot should be avoided, if possible. Mr. Kelley will ask Sun Mobile whether a temporary tower could be placed at the CSA maintenance area or another out of the way area.

c. **Lawton Canal Project** –Work on this project will begin as soon as the replacement pump is received. Delivery is behind schedule, but is expected this coming Monday.

d. **Road Re-paving** – The plans for this Fall's re-paving program are underway. Mr. Kelley will keep the Board updated.

5. **Finances**

a. **July Financial Statements** – The Board reviewed the financial statements. Cash position remains favorable compared to budget and compared to the same time last year. The Town of Hilton Head has reimbursed CSA for the new Lawton Canal pumps. The Time Warner/Adelphia Cable sale is now completed and they have paid the Cable Franchise Fee. A vehicle recently caused some damage in the Sea Pines Circle. Repairs cost \$19,000, which will be reimbursed by the subject's insurance company.

6. **Discussion Topics**

a. **Update on the 1974 and 1988 Covenant Revisions** – Mr. Carbiener said negotiations are continuing concerning special assessment provisions relating to disaster recovery.

b. **Decal and Gate Pass Policy** – Mr. Bartlett made a motion to approve updated language with regard to gate pass and decal policies. Mr. Lawrence asked that action be deferred to allow additional time for review and discussion of some related security issues. The motion was tabled.

7. **Standing Committees**

a. **Beautification Committee** – The Committee’s August meeting minutes were included in the Board package.

8. **Board Member Comments**

a. Mr. Sowers commented that some trees in the area between Harbour Town and Sea Pines Center are overgrown with grapevines. This matter will be referred to the Maintenance Department.

b. A question was raised as to when the 50th Anniversary video and booklet will be distributed to property owners. Mr. Lawrence said the distribution had been delayed because of a copyright question concerning the booklet. Once that problem is resolved, which should be soon, the booklet and CD will be mailed to all property owners. Mr. Scott commented that the Sea Pines 50th Anniversary has received less attention than he anticipated. He feels the event deserved greater prominence in the community.

c. Mr. Lawrence recommended that lagoon maintenance be prioritized on a multi-year schedule, much like road re-paving. He suggested that an engineer examine all creeks and outfalls, and that those drainage areas be kept clear of silt and debris to avoid flooding problems. The Maintenance Committee will look into this.

9. **President’s Comments** – Mr. Carbiener said some questions had been raised about CSA’s existing policies concerning public access to information and documents. The question relates to several classes of documents that are made available only for a specific purpose and under a signed confidentiality agreement forbidding general disclosure. Some feel that this restriction is being applied too broadly. After discussion, Mr. Carbiener asked the Executive Committee to consider this issue and bring a recommendation back to the full Board.

10. **Adjournment**

With no further business, the meeting adjourned at 4:40 p.m. The next scheduled meeting date is Tuesday, September 26, 2006, at 3:00 p.m., in the CSA Conference Room.

Respectfully submitted,

Norman Harberger
Secretary