

## Association of Sea Pines Plantation Property Owners, Inc., and The Advisory Board

### Board of Directors Meeting

**March 25, 2021**

A regular meeting of Association of Sea Pines Plantation Property Owners, Inc., and The Advisory Board (ASPPPO), Board of Directors, was held on Thursday, March 25, 2021, via videoconference.

**Present from the Board of Directors, were:** Paula Scanlon, President; David Ellis, Vice President; Greg Thomson, Secretary; Grover Todd, Treasurer; Barry Barth, Director; Paul Crunkleton, Director; Dana Guazzo, Director; Bill Johnson, Director and Lee Stevens, Director

**Present from Community Services Associates, Inc., were:** Sandra Archer, Executive Administrator

### Call to Order

The meeting was called to order by Paula Scanlon, President, at 9:00 a.m. Eastern time.

### Establishment of Quorum

Quorum was met.

### Executive Session

#### Approval – Board of Directors Call to Executive Session

A motion was made by Greg Thomson to support the resolution, “Approval – Board of Directors Call to Executive Session”. The motion was seconded and unanimously carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc. and The Advisory Board, approved the Board of Directors call to Executive Session”.

### Board Meeting Reconvenes

The Board of Directors reconvened at 9:15 a.m. There was no action taken.

### Ratify Approval – Board of Directors Meeting Minutes, February 4, 2021

A motion was made by Greg Thomson, to support the resolution, “Ratify Approval – Board of Directors Meeting Minutes, February 4, 2021. The motion was seconded and unanimously carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors and The Advisory Board, ratified approval of the Board of Directors Meeting Minutes, February 4, 2021, as finalized by email”.

### President Remarks

President Scanlon provided an update:

- Sea Pines was created as an environmentally friendly community. Noise pollution, from leaf blowers within community, to be addressed by Leaf Blower Task Force;
- Sea Pines is regulated by Town of Hilton Head Island’s noise ordinance. Prohibited are: construction/landscape work prior to 7:00 a.m. and after 10:00 p.m. and noise levels

greater than 95 d.b.a. (from property line). CSA has noise ordinance for commercial use, only;

- Decibel levels for gas leaf blowers continue to improve. Blowers available that emit 65 decibels, with electric and battery operated blowers, lower;
- Task Force to understand Community's wants, continue research and report back to Board;
- February's community email included survey on Covenant change, to lower 75% threshold for voting approval. Results: 70% in favor, 30% opposed. Next email communication to include survey on leaf blowers.

### **Financial Update**

Mr. Todd provided an update:

- Financial statements to be provided on a quarterly basis. First quarter financial statements to be presented for acceptance at May 20, 2021, Board Meeting;
- Membership fees increased in 2021, from \$35 - \$50. Collected fees, through February 2021, \$157,274;
- 1755 email addresses collected from ASPPPO members, strive for 100%.

### **ASPPPO Updates**

#### **Communications/Website**

President Scanlon and Mr. Thomson provided an update:

- February, 2021, newsletter successful with an 82% open rate, 60% opened via laptop;
- Collection of email addresses to continue;
- Monthly surveys to be conducted;
- Proxies mailed for Annual Meeting, 2021. Date of record for proxy eligibility, March 8, 2021. Return proxy requirement, 20%, necessary to hold Annual Meeting;
- ASPPPO website able to handle credit card transactions, for membership. Recent data indicated, only 418 transactions made by credit card. Need to promote to Community.

#### **Membership Committee**

Mr. Stevens provided an update:

- Membership Committee to be comprised of: 3 full time property owners, 3 part time property owners/who do not rent their property and 3 part time property owners/who do rent their property;
- The following have volunteered to serve on the Membership Committee: John Hall, Lauri Allenbach, Janice Nearen-Bell, Mark James, Fritz Smith, Edward Lowe, Patricia Bauerhuber and Bill Bartholomew.

#### **Leaf Blower Task Force**

Mr. Todd provided an update:

- Leaf Blower Task Force will bring recommendation to the next ASPPPO Board of Directors Meeting, May, 20, 2021.

### Covenant Reform Task Force

President Scanlon provided an update:

- Covenant Reform Task Force to consist of 6 volunteers. Names to be provided at May 20, 2021, Board Meeting;
- Task Force to meet 2<sup>nd</sup> or 4<sup>th</sup> week of April, 2021. Task Force to set course of action and report at May 20, 2021, Board Meeting.

### Joint CSA/ASPPPO Land Use Management Committee (LUMC)

Mrs. Guazzo provided an update:

- Land Use Monitor Report provided statistics through March 16, 2021;
- Nine properties, long standing issues, remain within the Committee;
- Refreshed Land Use Rules and Regulations, under CSA review, expected to be agenda item at CSA Board Meeting, March 30, 2021;
- No public, official update available on pending lawsuit.

### CSA Short Term Rental Committee

Mr. Ellis provided an update:

- Increased traffic evident. Short term rental occupancy rates close to 100%, since May 2020 and expected to remain through the fall, 2021.

### Architectural Review Board (ARB)

Mr. Stevens and Mr. Johnson provided an update:

- ARB Density Report, through February 2021, showed applications for: 10 single family residences; 18 major and 158 small additions/alterations; 10 pools; 8 commercial; 4 improved lots and 2 demo. Noted increase in pool applications;
- ARB discussions continue regarding Harbour Town color palette, Schooner Court. Color palette is unique to Harbour Town, a tourist destination and not slated for use throughout Community. Educational background of Harbour Town history and color palette selection process provided. Details to be included in upcoming newsletter, to provide Community awareness;
- ARB Agenda and Meeting Minutes are available on CSA website.

### **Unfinished Business**

There was no unfinished business to discuss.

### **New Business**

#### Approval – Appointment, Nominating Committee, 2021

President Scanlon announced the Nominating Committee, 2021: Paula Scanlon, Chair; Barry Barth and Lee Stevens.

A motion was made by Paula Scanlon to support the resolution, “Approval – Appointment, Nominating Committee, 2021. The motion was seconded and unanimously carried:

**“RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc. and The Advisory Board, approved appointment of the Nominating Committee, 2021, as presented”.

Annual Meeting Date and Proxy Mailing

President Scanlon provided an update:

- Annual Meeting to be held May 3, 2021, 10:00 a.m., via videoconference, in conjunction with the CSA Annual Meeting;

Adjournment

With no further business to come before the Board, President Scanlon adjourned the meeting at 10:00 a.m. The next regularly scheduled meeting of the ASPPPO Board of Directors, is Thursday, May 20, 2021, 9:00 a.m., via videoconference.

Respectfully Submitted,

A handwritten signature in black ink that reads "Gregory M. Thomson". The signature is written in a cursive style with a long horizontal flourish at the end.

Greg Thomson  
Secretary