

**Association of Sea Pines Plantation Property Owners, Inc., and The Advisory Board  
(ASPPPO)**

**Board of Directors Meeting**  
Videoconference and YouTube Stream  
Thursday, May 20, 2021, 9:00 a.m.

**Agenda**

1. Call to Order Scanlon
2. Establishment of Quorum Thomson
3. Executive Session Scanlon
  - a. Approval – Board of Directors Call to Executive Session \*
  - b. Contracts, Legal
4. Board Meeting Reconvenes Scanlon
5. Ratify Approval – Board of Directors Meeting Minutes, March 25, 2021 \* Thomson
6. President Remarks Scanlon
7. Financial Update Todd
8. ASPPPO Updates
  - a. Communications/Website Scanlon/Thomson
  - b. Membership Committee Stevens
  - c. Leaf Blower Task Force Todd
  - d. Covenant Reform Task Force Scanlon
  - e. Joint CSA/ASPPPO Land Use Management Committee (LUMC) Guazzo
  - f. CSA Short Term Rental Committee Ellis
  - g. Architectural Review Board (ARB) Stevens
9. Unfinished Business
10. New Business
11. Adjournment

Recess – Five Minute  
Q & A Session – Questions from the Community

Reference Material Attachments

- Resolutions, May 20, 2021
- ASPPPO Board of Directors Meeting Minutes, March 25, 2021
- LUMC Status Report, May 5, 2021

\* Denotes Action Item

**Association of Sea Pines Plantation Property Owners, Inc. and The Advisory Board  
(ASPPPO)**

**Board of Directors Meeting**  
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Thursday, May 20, 2021, 9:00 a.m.

**Resolutions**

- Resolution for 3a. **Approval – Board of Directors Call to Executive Session:**  
“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc. and The Advisory Board, approves call to Executive Session”.
- Resolution for 5. **Ratify Approval – Board of Directors Meeting Minutes, March 25, 2021:**  
“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc. and The Advisory Board, ratifies approval of the Board of Directors Meeting Minutes, March 25, 2021, as finalized by email”.

## **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,

Greg Thomson  
Secretary

# Land Use Management Report through 5/5/2021

1. Total Violations – 707
2. Active – 221
3. Committee - 9
4. Resolved – 486
5. Thank You Notifications – 255

(Thank you Emails/Letters are sent out when a homeowner has shown outstanding care to their home and property)(Thank you Notifications are not included in total violations)

## Types of Violations – General list of most common violations in Sea Pines.

1. Landscaping (mowing/weeding/trimming/ground cover, etc.) - 214
2. Maintenance (Damaged driveways, wood rot, power washing, etc.) - 124
3. ARB Violations (working without approval, permit not posted, dumpster without a permit, etc.) – 201
4. Mailboxes (mailbox repair/replacement due to damage/rust/knocked down) – 97
5. Misc. (trailers, flags/signs, trash/recycling, miscellaneous items, etc.) – 71





**ASSOCIATION OF  
SEA PINES PLANTATION  
PROPERTY OWNERS**

# Blower Noise Task Force

Work Summary and Recommendation

May 20, 2021

# Task Force Created in May 2020

Chairman: Grover Todd

Barry Barth

Gene Henry

Bill Johnson

Ron Thomas

Bing West

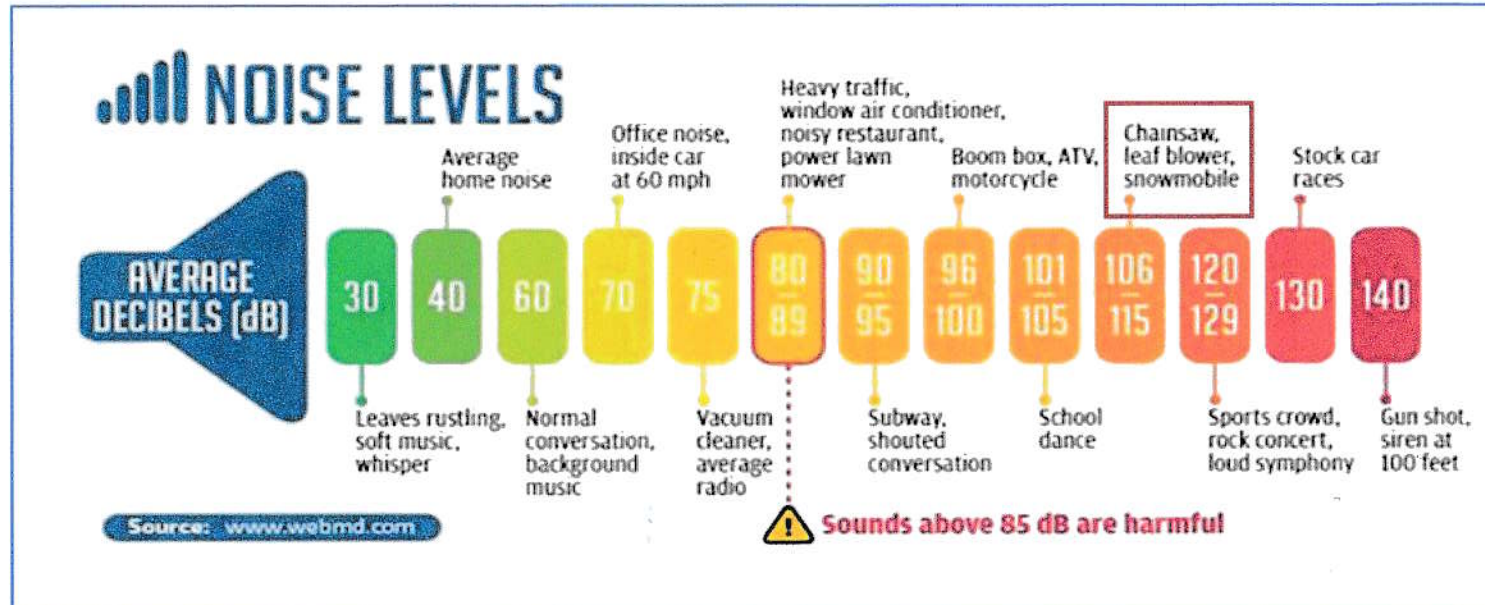
Ex Officio: Paula Scanlon



# Task Force Activities

- Starting point: only battery powered blowers are quiet.
- Stihl battery powered backpack blower demonstration.
  - Very effective.
  - Impractical. All day commercial use requires approximately 6-8 batteries per day.
- Reviewed all blowers currently for sale at Lowes, Home Depot and Grayco.
  - Most battery powered and gasoline blowers comply with the noise standard of 65 decibels at 50'.
  - There are battery powered blowers at acceptable price points that are perfectly suited for blowing debris for an hour. Perfect for homeowners or businesses who only use a blower a couple hours a day.
- Reviewed Noise Ordinances.
- Surveyed ASPPPO members.
- Drafted a recommendation.

# Noise Pollution Defined



- A 10-dB rise is a **10-time leap in loudness**. An 85 dB sound (a leaf blower) is **100 times louder** than a 65 dB sound (normal conversation). 95 dB is **1000 times louder** than 65 dB.
- Older designs create noise between 90 and 115 decibels measured at the blower and 70 to 90 decibels measured 50' away.
- Blower manufacturers recently established a standard for blowers to be 65 decibels at 50'. The industry is moving to manufacture all blowers below this noise level.



# Stihl Blowers

Model	Type	Sound Rating (Decibels)	Blowing Force (Newtons)	Max Velocity (mph)	Air Volume (cfm)	Price	Power Source	User
BGA 45	Handheld	60	5	98	247	\$130	Battery	Homeowner
BGA 57	Handheld	64	9	123	365	\$200	Battery	Homeowner
BG 66L	Handheld	65	10	115	371	\$230	Gas	Homeowner
BGA 85	Handheld	64	10	125	391	\$240	Battery	Homeowner
BR 500	Backpack	65	22	203	544	\$480	Gas	Professional
BR 600	Backpack	75	32	238	677	\$500	Gas	Professional
BR 700	Backpack	75	35	197	912	\$550	Gas	Professional

1 Newton of force will accelerate 1 kg of mass at the rate of 1 m/second<sup>2</sup>.



# Noise Ordinances

Governmental Body	Ordinance
Federal Government	<ul style="list-style-type: none"> <li>• EPA: delegated to the states</li> <li>• CDC and National Institute for Occupational Safety &amp; Health.</li> <li>• Does not cover residential noise.</li> </ul>
State of South Carolina	<ul style="list-style-type: none"> <li>• DHEC: delegated to counties</li> </ul>
Beaufort County	<ul style="list-style-type: none"> <li>• Only governs unincorporated Beaufort Co</li> <li>• Hilton Head not included</li> </ul>
Town of Hilton Head	<ul style="list-style-type: none"> <li>• Noise levels are prohibited greater than 95 decibels at property line and no landscape work prior to 7 AM or after 10 PM.</li> </ul>
Sea Pines Community	<ul style="list-style-type: none"> <li>• Commercial noise is not allowed before 7 AM and after 7 PM, M-Sat.</li> <li>• Commercial noise may be addressed in vendor contracts.</li> <li>• No ordinances for residential noise.</li> </ul>

We live in an “environmentally sensitive” community with few noise ordinances.

# Member Survey and Feedback

*Do you believe ASPPPO should address the noise created by commercial landscapers and pool maintenance companies?*

AGREE: 77%

DISAGREE: 23%

Response rate: 45%

## Feedback

- I feel VERY STRONGLY about this. We have guests who frequent Sea Pines and they complain all the time about blowers waking them up while they are on vacation it is SO loud! We need to look at quieter blowers as well and they sound like airplanes.
- I think you should also highlight the fact that many owners and renters are working from home these days, often using zoom video calls. The leaf blowers are a real pain and can hurt productivity. Apart from hearing damage the extended noise can cause quite a lot of stress to some people.

# Considerations

- Application. Commercial lawn and pool care only.
- How to measure. Free-to-download iPhone apps provide accessible, cost-effective, and reliable form of noise level assessment. (NIH/National Library of Medicine)
- Enforcement. Up to CSA since they are responsible for enforcement. We suggest working with safety committee.
- Policy launch date. Recommend first quarter 2022. Suggest tying into commercial decal distribution.
- Equipment life cycle. Per Greenery, Ocean Woods and Brightview, average life cycle is 18 months and equipment is a small fraction of any company's total annual operating cost.
- Small Operator/One man crew overhead. Average hourly rate is \$25hr/\$50k annually per person. If net revenue is \$50k, new equipment cost is 1%.
- Inaction. Translates to Sea Pines is ambivalent about noise pollution.

# Recommended Blower Noise Level Policy

To minimize noise pollution, all blowers must be operated at 65 decibels or less at 50 feet while in residential neighborhoods by lawn and pool service companies.

Residential property owners are encouraged to follow this guideline.

Louder blowers may only be used as follows:

- On golf course property.
- When the blower is on wheels; commonly used to clear debris from large areas such as parking lots, cart paths and bike trails.
- To remove debris after a named storm.