

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

Board of Directors Meeting

September 24, 2020

A regular meeting of Association of Sea Pines Plantation Property Owners, Inc., and The Advisory Board (ASPPPO), Board of Directors, was held on Thursday, September 24, 2020, via videoconference.

Present from the Board of Directors, were: Paula Scanlon, President; David Ellis, Secretary; Rich Speer, Treasurer; Paul Crunkleton, Director; Dana Guazzo, Director; Bill Johnson, Director; James Richardson, Director and Grover Todd, Director

Absent from the Board of Directors, was: Barry Barth, Vice President

Guests present, were: Tom McPhillips and Ron Thomas

Present from Community Services Associates, Inc., were: Sam Bennett, President and 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.

Ratify Approval – Board of Directors Meeting Minutes, June 5, 2020

A motion was made by David Ellis, to support the resolution, “Ratify Approval – Board of Directors Meeting Minutes, June 5, 2020”. The motion was seconded and unanimously carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, ratified approval of the Board of Directors Meeting Minutes, June 5, 2020, as finalized by email”.

President Remarks

President Scanlon provided an update. Action taken:

- Land Use Management Committee to present a refresh of the 2010 Rules and Regulations;
- Leaf Blower Task Force to present a policy relating to noise/decibel levels;
- Drafting of Budget, 2021, in progress;
- Credit card transactions for payment of yearly dues, under consideration;
- Per Bylaws, membership dues to be billed by November 15;
- Annual Meeting proxies mailed today, September 24, 2020;
- ASPPPO Board meetings to be held via YouTube/Live Stream, into foreseeable future.

Financial Update

Mr. Speer provided an update. Action taken:

- Financial Statements, YTD/August 31, 2020, reviewed;
- \$12,000 deficit expected year end;
- Investment portfolio to be maintained, investments laddered;
- Reserves Fund should maintain a minimum balance of \$500,000 - \$600,000;
- Maintaining website and communication costs expected to be \$16,000.

Approval – Acceptance, Financial Statements, YTD/August 31, 2020

A motion was made by James Richardson, to support the resolution, “Approval – Acceptance, Financial Statements, YTD/August 31, 2020”. The motion was seconded and unanimously carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., and the Advisory Board, Board of Directors, approved acceptance of the financial statements, YTD/August 31, 2020, as presented and attached to the minutes of record”.

ASPPPO Updates

Architectural Review Board (ARB)

Mr. Richardson provided an update. No action taken.

- Status report given, to include: 10 new single houses, 44 major alterations, 400 small alterations, 19 pools, 10 commercial and 2 demos.

Communications

Mr. Ellis provided an update. Action taken:

- Progress continues to be made in communications format;
- ASPPPO website is live, ASPPPO.net;
- Anticipation of website to generate an increase in email addresses;
- Website to be important source of information to non-residents.

Website Updates

President Scanlon provided an update. Action taken:

- Official launch of website mid-August, email or postcard sent to membership;
- Website received over 4,000 page views, from 576 users, to date;
- Members encouraged to visit website and access account;
- Website documents protected by firewall;
- Important to know and understand ASPPPO rights.

Land Use Management Committee (LUMC)

Ms. Guazzo provided an update. Action taken:

- Land Use Monitor Report, indicated 386 violations with 258 resolved, several remain active and 11(3%) sit, unresponsive, in Committee, to date;
- Areas of violation include landscape, general maintenance, ARB violations and mailboxes;

- Land Use Monitor generated 120 letters of appreciation to property owners, for maintaining proper conditions of property, this year;
- Expectation that refreshed Rules and Regulations, with ability to enforce penalties, will help to maintain compliance in the community.

Approval – Proposed Refresh, 2010 Land Use Management Rules and Regulations

A motion was made by Dana Guazzo to support the resolution, “Approval – Proposed Refresh, 2010 Land Use Management Rules and Regulations”. The motion was seconded and subsequently tabled. No vote was taken.

- ASPPPO to wait for final CSA comments/review, due October 15, 2020, prior to approval of refreshed Rules and Regulations;

Short Term Rental Committee

Mr. McPhillips provided an update. No action taken:

- In excess of 2,000 rental properties in Sea Pines;
- Past committee meetings, 2021, have focused on rules for renters and beach safety;
- Beach Safety Ambassador program, under consideration. Program to provide volunteers, stationed at the Sea Pines Beach Club/Monarch area, as a source of information to residents and guests;
- Potential future drop off locations for beachgoers under consideration. Toby McSwain, Safety and Security Committee, to respond with possible sites;
- Bikes and parked cars continue to be biggest issue.

Unfinished Business

Nominating Committee Results; Date of Record for Voting

President Scanlon provided an update. No action taken:

- Three open seats for ASPPPO Board of Directors, 2021: Bill Johnson, Greg Thomson, Lee Stevens, nominated.

Annual Meeting – October 27, 2020; Date of Record for Proxy

President Scanlon provided an update. No action taken:

- Date of Record for Annual Meeting, 2020, September 1, 2020.

New Business

Approval – Leaf Blower Task Force Recommendation

Mr. Todd and Mr. Thomas, provided an update. Action taken:

A motion was made by David Ellis, to support the resolution, “Approval – Leaf Blower Task Force Recommendation”. The motion was seconded and subsequently tabled. No vote was taken.

- Following discussion, the Leaf Blower Task Force’s recommendation is to be reworked, and brought before the Board at the next meeting;
- Links to leaf blower research were provided in September newsletter;

- Rules must be enforceable or are otherwise obsolete;
- Conversation with landscapers cited 10 – 12 batteries/chargers needed and is cause of concern. One battery, all in, costs approximately \$3,500;
- Gas blowers that meet decibel requirements are now available to landscapers at less than \$500;
- Blowers can maintain property using the acceptable decibel level. More powerful blowers could be necessary, following significant storms;
- Focus should be on decibels, noise pollution, not whether gas or battery;
- Residential and commercial blowers are moving towards less noise pollution;
- Make a statement of aspiration to the community, as opposed to enforcement;
- ASPPPO to recommend leaf blower decibel levels to community and affect culture.

Approval – Proposed Refresh, 2010 Land Use Management Rules and Regulations

Refer to Land Use Management Committee (LUMC).

Adjournment

A motion was made by James Richardson to adjourn the meeting. The motion was seconded and unanimously carried.

With no further business to come before the Board, President Scanlon adjourned the meeting at 11:00 a.m. The next regularly scheduled meeting, of the ASPPPO Board of Directors, is Thursday, November 12, 2020, 9:00 a.m., via videoconference.

Respectfully Submitted,



David Ellis
Secretary