

**Association of Sea Pines Plantation Property Owners, Inc.**

**Board of Directors Special Meeting**

**April 29, 2019**

A special meeting of Association of Sea Pines Plantation Property Owners, Inc., (ASPPPO), Board of Directors, was held on Monday, April 29, 2019, at the Sea Pines Community Center, 71 Lighthouse Road, Suite 120, Hilton Head Island, SC 29928.

**Present from the Board of Directors were:** Charles Miner, President; Rich Speer, Treasurer; Paula Scanlon, Secretary; Paul Crunkleton, Director; Mark Griffith, Director; Bill Johnson, Director; Richard Matthews, Director and James Richardson, Director

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

**Present from Community Services Associates, Inc., were:** Bret Martin, President; Amanda Sutcliffe-Jones, Director of Communications and Sandra Archer, Executive Administrative Assistant

**Call to Order**

The meeting was called to order by Charles Miner, President, at 12:00 p.m., Eastern time.

**Establishment of Quorum**

With the majority of Board Members in attendance, quorum was met.

The purpose of the ASPPPO Board of Directors Special Meeting was related to Referendum, 2019.

**Executive Session** – President Miner

**Approval – Executive Session**

A motion was made by President Miner to call the Board to Executive Session at 12:02 p.m. The motion was seconded and unanimously carried:

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

**Board Meeting Reconvenes** – President Miner

**Possible Actions Related to Pending Critical Needs Funding Referendum**

The Board of Directors reconvened at 12:12 p.m. An update was provided. Action taken:

A motion was made by President Miner to approve the terms of the Referendum, 2019. The motion was seconded. With the majority of Directors voting in favor, the motion carried. Voted in favor: President Miner, Paul Crunkleton, Mark Griffith, Bill Johnson, James Richardson, Paula Scanlon and Richard Speer. Voted in opposition: Richard Matthews.

**“RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, approved the terms of the Referendum, May 2019, as presented:

- Increase residential assessments by \$150 each year for 3 years, beginning 2020;
- Increase unimproved property assessments by \$90 each year for 3 years, beginning 2020;
- Increase Sea Pines Resort’s assessment to .75%, of adjusted gross resort revenue, beginning 2020;
- Establish commercial tenant assessment at \$.36, per square foot for first floor tenants and \$.27 per square foot for second floor tenants, with annual CPI increases. Beginning in 2020, to make equitable additional increases for three years, of 4 cents for first floor and 3 cents for second floor;
- Referendum ballot to be mailed mid May 2019, to include voting deadline of 30 days from mailing;
- Funds collected from this referendum will be restricted to the critical needs;
- Critical need expenses and funds will be reported on in our annual audited financial statements;
- If funds collected exceed the need the assessment can be reduced”.

A motion was made by President Miner to approve the Referendum, 2019; Amendment of 1974 Covenants. The motion was seconded. With the majority of Directors voting in favor, the motion carried. Voted in favor: President Miner, Paul Crunkleton, Mark Griffith, Bill Johnson, James Richardson, Paula Scanlon and Richard Speer. Voted in opposition: Richard Matthews.

**“RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, approved support of Sea Pines Resort’s call for Referendum, 2019, to amend the 1974 Covenants, as presented”.

President Miner called for any additional business to be brought at the Annual Meeting and there was none.

### **Adjournment**

With no further business to come before the Board, President Miner adjourned the meeting at 12:20 p.m. The next scheduled meeting of the ASPPPO Board of Directors, is Thursday, May 16, 2019, 9:00 a.m., at the Sea Pines Community Center.

A motion was made by James Richardson to adjourn the meeting at 12:20 p.m. The motion was seconded and unanimously carried.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Paula Scanlon". The signature is written in a cursive style with a large initial 'P' and a long, sweeping underline.

Paula Scanlon  
Secretary