

Association of Sea Pines Plantation Property Owners, Inc.

Board of Directors Meeting

November 14, 2019

A regular meeting of Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO), Board of Directors, was held on Thursday, November 14, 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; Barry Barth, Vice President; Paula Scanlon, Secretary; Paul Crunkleton, Director; Mark Griffith, Director; Bill Johnson, Director; Richard Matthews, Director and James Richardson, Director

Guest present was: Peter Vairo, LUM Committee Member

Absent from the Board of Directors was: Rich Speer, Treasurer

Present from Community Services Associates, Inc., were: Bret Martin, President; Victoria Shanahan, Director of Finance and Administration; 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 9:00 a.m. Eastern time.

Establishment of Quorum

Quorum was met.

Ratify Approval – Board of Directors Meeting Minutes, September 19, 2019

A motion was made by Paula Scanlon, to ratify approval of the Board of Directors Meeting Minutes, September 19, 2019. 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, September 19, 2019, as finalized by email”.

Financial Update

An update was provided by Ms. Shanahan. Action taken:

Acceptance – Financial Statements, YTD/October 31, 2019

A motion was made by Barry Barth, to approve the resolution, “Acceptance – Financial Statements, YTD/October 31, 2019”. The motion was seconded and unanimously carried:

“RESOLVED, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, approved acceptance of the financial statements, YTD/October 31, 2019, as presented and attached as Exhibit A, to the minutes of record”.

Ratify Approval – Amendment, Budget 2019

A motion was made by Mark Griffith, to approve the resolution, “Ratify Approval – Amendment, Budget, 2019”. The motion was seconded and unanimously carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, approves amendment to Budget, 2019, to include additional expense for results certification, printing and postage for the ASPPPO Bylaw Restatement ballot packet, to be in a combined mailing with the ASPPPO Board of Directors Election ballot packet, at a cost of \$15,798, as finalized by email”.

Approval – Budget, 2020

A motion was made by Charlie Miner, to approve the resolution, “Approval – Budget, 2020”. The motion was seconded and unanimously carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, approved Budget, 2020, as presented”.

- Comment was made whether ASPPPO should have funds budgeted, in support of community events, as does CSA, in consideration of low fund availability. Discussion followed: general agreement to support CSA go/no go decision of community events.

ASPPPO Updates

Land Use Management

An update was provided by Mr. Matthews and Mr. Vairo. Action taken:

- Land Use Monitor hired, Ryan Kash, to begin December 2, 2019;
- “Smartwebs”, data management system/tracking problem properties, to be implemented. Costs to be shared between ARB, ASPPPO and CSA;
- Mrs. Scanlon commented that ARB/ASPPPO/CSA be mindful of software purchases and their ability to integrate with enterprise software;
- Presentation pertaining to property in violation, requiring potential litigation, given. LUM Committee to coordinate organized tour of property, for Board Members.

A motion was made by Richard Matthews, to approve the resolution, “Ratify Approval – Amendment, LUM Committee, SmartWebs”. The motion was seconded and unanimously carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, ratifies the vote to approve amendment to the purchase of SmartWebs, data management system, on recommendation of the LUM Committee. Costs, to be shared equally between ARB, ASPPPO and CSA, include: \$2,300 installation fee and \$750 monthly usage fee, as finalized by email”.

Architectural Review Board

Mr. Richardson provided an update. Action taken:

- ARB Guideline sessions held every 3 – 4 months. Focused topic, fencing: i.e., pools, dog runs, natural, to be reviewed;
- Netting issue at Sea Pines Golf Course, to be resolved.

Communications

Mr. Barth provided an update. Action taken:

- Voting logistics in process: separation of ASPPPO and CSA Election mailings, ASPPPO Bylaw vote included on ASPPPO Candidate Ballot, included with current and amended Bylaws in packet;
- Election due dates: ASPPPO Membership, October 1, 2019; Election Packet mailed, November 1, 2019 and ballot return, postmarked by December 1, 2019.

Short Term Rental

Mr. Johnson provided an update. Action taken:

- Beach Shuttle schedule, 2020, to duplicate 2019, as agreed to by Short Term Rental, Gate Entry and Finance Committees. Will be brought for approval at the CSA Board of Directors Meeting, November 19, 2019.

Unfinished Business

Approval - 1974 Declaration of Covenants and Restrictions, Rules for Referendum, Modification

President Miner provided an update. Action taken:

A motion was made by Mark Griffith, to approve the resolution, “Approval – 1974 Declaration of Covenants and Restrictions, Rules for Referendum, Modification”. The motion was seconded. Voted in favor: Barry Barth, Paul Crunkleton, Mark Griffith, Bill Johnson, Charles Miner, James Richardson and Paula Scanlon. Voted against: Richard Matthews. With the majority of the Board voting in favor, the motion carried:

“**RESOLVED**, Association of Sea Pines Plantation Property Owners, Inc., Board of Directors, in conjunction with the Sea Pines Resort, LLC, approved modification to the 1974 Declaration of Covenants and Restrictions, Rules for Referendum, Article I; Definition (J); (3), to read as follows:

- A Participating Property Owner shall be entitled to a maximum of one (1) vote for each single family lot (i.e., unimproved lot), single-family dwelling unit or multi-family dwelling unit. Joint Owners of property shall only have one vote”.

New Business

Tower Beach Access

President Miner provided an update. Action taken:

- Following further consideration and threatened litigation, the motion to permit permanent residents access to Tower Beach, will be rescinded at the next CSA Board of Directors Meeting, November 19, 2019;

Ratify Approval – Amendment, LUM Committee, SmartWebs

Refer to ASPPPO Updates, Land Use Management.

Approval – Opposition, Special Tax District

An update was provided by Mr. Matthews: Action taken:

- To achieve necessary funding for CSA operation, ASPPPO Board of Directors' position should support funding via referendum, only and not through creation of Special Tax District.

A motion was made by Dick Matthews, to approve the resolution, "Approval – Opposition, Special Tax District". The motion was not seconded and was tabled. Further discussion will ensue, once specifics on creation of a Special Tax District and effect on Community, are available.

Mr. Barth expressed gratitude and appreciation to outgoing Board Members: Charles Miner, Richard Matthews and Mark Griffith, for their years of service on the ASPPPO Board of Directors.

Adjournment

A motion was made by Bill Johnson to adjourn the meeting. The motion was seconded and unanimously carried.

With no further business to come before the Board, President Miner adjourned the meeting at 10:00 a.m. The next scheduled meeting of the ASPPPO Board of Directors is Thursday, January 23, 2020, 9:00 a.m., at the Sea Pines Community Center.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Paula Scanlon". The signature is written in a cursive, flowing style.

Paula Scanlon
Secretary