

The 2021 annual meetings of ASPPPO (which now operates as the Sea Pines POA) and CSA were held consecutively on May 3 of that year. The following report covers newsworthy highlights, organized by topic.

**Money:** CSA Chairman Larry Movshin said that CSA has not been fully staffed for years even as the needs for its safety, security, maintenance and other services have grown. Because of Sea Pines' harder-to-get-to-location and competition from other communities and businesses, CSA has to pay incentives in order to hire and retain staff.

So more money is needed for the CSA operational budget, he said. He has appointed a new task force to study how to raise the funds, and one possibility is higher billing for those who, in effect, use CSA services the most. The task force is to report recommendations before the end of the year.

CSA President Sam Bennett said a new task force will work to help prioritize the infrastructure projects (separate from operational spending) that can now be addressed, starting next year, with money from the recently approved referendum. He said the group's work will be a transparent process.

**Residential standards:** Updated, clarified and more comprehensive regulations regarding the appearance and use of residential properties go into effect July 1, as previously reported. Known as "land use management" rules, they will be enforced by CSA and scofflaws can be fined (as allowed under state law).

Movshin and Bennett urged that residential property owners uphold the standards expressed by the new rules, which apply to residences that are rented out as well as second homes and year-round residences.

ASPPPO President Paula Scanlon summarized a recent case, brought by ASPPPO and CSA, upholding Sea Pines' right to enforce property standards. A court in Beaufort County ruled that the owners of 88 Lawton Road (James C. and Karen J. Dill), despite years of official notices, had egregiously failed to maintain that property. CSA can now remediate it and bill the Dills for all costs, including attorney fees.

Bennett spoke of how precious this community is: "There's nowhere else just like Sea Pines and never will be." He and Movshin both also noted there have never been this many people staying in Sea Pines.

About 2,100 residential properties are registered as short-term rentals, Bennett said, and additional ones have failed to register. Rental growth is expected to continue.

**Flaws:** Movshin said the most frequent complaint he hears from owners is leaf-blower noise. CSA and ASPPPO are both examining ways to diminish it. A problem of equal difficulty is excess parking — on the streets, lawns and common areas. Efforts addressing that also continue. With ever-increasing usage, Movshin said, traffic and leisure path problems defy systemic solutions. "There is only so much we can do," he said.

Bennett said the biggest traffic challenge is the Greenwood corridor, particularly around the main gate. Now, typically, 45,000 vehicles a week use Greenwood Drive and peak usage is about 90,000, he said. CSA continues to try short-term alleviations and is working on bigger-picture improvements as well, including use of the Gallery of Shops property, he said.

**More about money:** Nothing extraordinary was brought up about the CSA financial status. Details can be found at [https://www.seapinesliving.com/wp-content/uploads/2021/04/2020-Sea-Pines-CSA-Annual-Report\\_WEB.pdf](https://www.seapinesliving.com/wp-content/uploads/2021/04/2020-Sea-Pines-CSA-Annual-Report_WEB.pdf)

ASPPPO membership is rising, along with its dues. The organization lists about \$400,000 in investments. Scanlon said the group is aiming for a \$500,000 reserve in order to maintain strength in light of possible crises. Financial details can be seen at <https://aspppo.net/wp-content/uploads/2021/02/Financial-Statements-December-2020.pdf>.

**Forest Preserve:** An individual living in Sea Pines has donated \$250,000 to the Forest Preserve Foundation. Bennett also said that a Forest Preserve donation option made available by the Sea Pines Resort Company is used by 95% of the customers.

**Bicycling:** Addressing a complaint about some cyclists using the roads instead of the paths, Movshin said that state law treats bicycles as vehicles, and so road use is generally allowed, but within Sea Pines our rules say that where there are paths that parallel the roads, the paths must be used.

**Referendum lawsuit:** CSA has moved for summary judgment to dismiss a property owner suit asserting that the recent infrastructure referendum was improperly instituted, Movshin said. CSA leaders cannot discuss specifics of the case, but he said counsel remains confident.

**Plantation:** The word is not in any official usage of Sea Pines, Movshin said, but CSA “doesn’t have the power” to restrict its use by commercial enterprises or others within the community or to change street names.

ASPPPO plans to avoid using the word by changing what it calls itself, Scanlon said. This will probably occur in the second half of this year, and the organization will probably be known as the Sea Pines Property Owners Association. (This would likely be a “doing business as” name change, given the legal costs and other difficulties of eradicating “Plantation” from previous ASPPPO mentions.)

**A video** of the entire two-hour session is available at [https://www.youtube.com/watch?v=nbwjHl\\_8TRw](https://www.youtube.com/watch?v=nbwjHl_8TRw).

— Alex Cruden