

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)
Community Services Associates, Inc. (CSA)
Land Use Management Committee Meeting
June 10, 2020**

On June 10, 2020, the 27th regular meeting of the ASPPPO-CSA Land Use Management Committee took place. After about two hours, the committee voted to recess and resume June 12. That session lasted 2.5 hours, and the committee voted to recess and resume June 17. That session lasted two hours, and the committee agreed to recess and resume June 24, 2020. That session lasted about 1.5 hours and concluded by adjournment. Total time of the meeting was approximately 8 hours. All sessions were conducted by video conference call.

Committee Members Present on June 10

Sam Bennett, Alex Cruden, Dana Guazzo (co-chair), Susan Johnson, Chuck Kotler, Martha Mustard, Cathie Rasch, Rich Speer (co-chair), Lee Stevens, Jon Suhre and Peter Vairo.

Absent

None.

Ex-officio, Present

Ryan Kash, land use monitor (LUM)

Call to Order

The meeting was called to order by Guazzo at 9:04 a.m. EDT. Cruden verified that a quorum was present.

Approval of Minutes

The minutes of the May 26, 2020, LUMC meeting were approved unanimously.

Announcements and Communication

Johnson was welcomed as a new member who will represent ARB. Other members introduced themselves to her with brief remarks about their own backgrounds.

Property Report

Kash reported a surge of issuing notices of landscaping problems, given seasonal growth. He said the owner of 13 Twin Pines Court has work continuing there to restore critical environment landscaping.

Noting a complexity of jurisdiction, Kash said he is continuing working with Bennett regarding roadside barriers installed by property owners for their landscape protection on CSA right-of-ways. He said he is compiling a list of such properties as he encounters them.

Service Yard Screening

Kash said that after being contacted, one owner with prominently visible HVAC units agreed to add ARB-approved screening. Follow-up on overall standards and enforcement is to continue.

LUMC Goals for 2020

Litigation: Guazzo said the owners of 88 Lawton Road have been served with a summons/complaint.

Guazzo said legal review has been completed regarding LUM use of committee-customized Smartwebs applications. Going ahead with them awaits a meshing with the new land use rules and regulations, of which review continues. It is expected they will all go into effect at the same future time that revised security rules do, Guazzo said, with Bennett managing the entire process.

Guazzo initiated a detailed review and discussion of the most recent versions of the rules and regs, which incorporate recommendations by attorney Walter Nester. Guazzo said he told her that CSA and ASPPO could, under state law, establish, revise and collect fines for violations.

The discussion continued until, by consensus, the continuation date of June 12 was set and a recess was declared at 11:02 a.m.

Committee members resumed the discussion June 12 at 8:37 a.m. with Guazzo presiding. Bennett and Speer were absent. Guazzo said unresolved issues and challenges would be addressed in a way coordinated by Bennett.

At 11:03 a.m., with a portion of the rules and regs draft yet to be discussed, the committee agreed to continue June 17 and approved recessing.

Committee members resumed the discussion June 17 at 8:32 a.m. with Guazzo presiding. Bennett, Raisch and Speer were absent. The discussion covered remaining draft portions of rules and regulations, as well as enforcement and fines.

Mustard left the meeting at 10:18 and Vairo did so at 10:22. Guazzo recommended a recess, with resumption of the meeting on June 24 to discuss a draft of LUMC procedures, and the committee agreed to that at 10:29.

Committee members resumed the discussion June 24 at 8:31 a.m. with Guazzo presiding. Bennett, Johnson, Vairo and Speer were absent. The discussion covered more LUMC procedures and other aspects of the draft of rules and regulations. The committee concluded its complete review and alteration of the rules and regs draft.

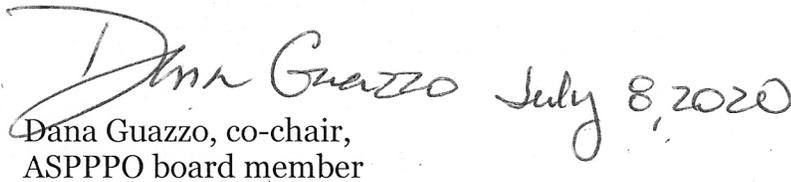
Cruden moved (Stevens seconding) that the committee declare its support for this most recent version of the draft and for Guazzo to proceed with it in ways she found appropriate. Approval was unanimous.

Discussed and revised next was a draft template for LUMC notices to land use violators. Stevens moved (Cruden seconding) that Guazzo proceed as well with this revised version. Approval was unanimous.

Adjournment

With unanimous consent, Guazzo adjourned the meeting at 10:09 a.m. The committee's next meeting is scheduled for 9 a.m. July 8, 2020.

Respectfully Submitted

 Dana Guazzo July 8, 2020
Dana Guazzo, co-chair,
ASPPPO board member