

ASPPPO-CSA Land Use Management Committee Meeting
March 28, 2018

On Wednesday, March 28, 2018, one day after the CSA Board of Directors ratified its formation, the joint ASPPPO-CSA Land Use Management Committee held its first meeting, which took place in the ARB conference room, 175 Greenwood Drive, beginning at 3 p.m. Co-chairmen Matthews and Crunkleton presided.

Present: committee members Alex Cruden, Paul Crunkleton, Dana Guazzo, Dick Matthews, Cathie Rasch, Dave Risk, Nikos Singelis, Lee Stevens and Peter Vairo, and ASPPPO President Charlie Miner.

Absent: None.

Initial matters: In a discussion about creating a statement of the committee's charter/purpose, Matthews suggested the essence could be found in the ASPPPO task force report "Problem Properties," in a highlighted portion of the report's summary. The committee expressed consensus and Cruden volunteered to create a draft.

It was agreed that the committee would aim to meet at 9 a.m. on the second Tuesday of every month, beginning April 10. On the Thursday before each meeting, the land use monitor is to email the other committee members with the list of long-standing problem properties.

Matthews recommended that the Sea Pines public be made aware it could attend future committee meetings, via an agenda posting two weeks in advance on www.seapinesliving.com. He and Crunkleton are considering additional ways to make constituents aware of the committee's mission and actions.

Policies: In a wide-ranging discussion of possible actions and priorities, the group generally expressed support for the recommendations set forth in "Problem Properties" and a desire to carry them out. Matthews recommended that all members become fully familiar with this report as a foundation for the committee's next steps.

In accord with the report, a consensus was expressed that the expectations of individual neighborhoods should be taken into account when dealing with problem properties and potential problems. Yet within such flexibility, firm and timely action can be necessary. Guazzo recommended that communications to less-responsive owners of problem properties begin including deadlines for particular actions.

Regarding follow-ups to specific priorities of the task force:

- Guazzo said she planned to attend the April 2 foreclosure auction of problem property 40 Sandfiddler.
- Matthews said that on that same day he would attend a meeting of the committee of Hilton Head Town Councilman Harkins, which has taken responsibility for examining the town's response (or lack of it) to properties in continued disrepair.


- Crunkleton and Vairo are to monitor the CSA lawyers' actions regarding promised pressure to remediate 40 Sandfiddler once ownership of that property changes.
- Crunkleton is to confirm CSA approval to post, on www.seapinesliving.com, the land use monitor policy and procedures approved by the ASPPPO board in 2015.

Other discussion topics: These included:

- The intention to assign specific tasks to individual committee members (who could specialize in solution development for specific situations).
- Whether owners of problem properties could expect the committee to keep their locations and other particulars private.
- Videoconferencing for some future committee meetings.
- Being more in touch with POAs within Sea Pines about property problems in their neighborhoods.
- An invitation from Miner to suggest possible revisions for the ASPPPO bylaws.

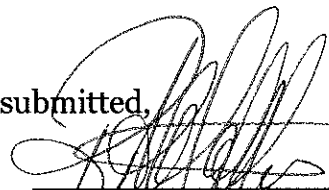
Closing remarks: Matthews said the committee needs to be well-grounded and definitive about any positions, actions and recommendations before taking them to the ASPPPO and CSA boards.

Matthews suggested that the committee's next meeting take place on April 17, 2018, at a time and place to be determined, and the meeting was adjourned by consensus at about 5 p.m.



Paul Crunkleton, Co-Chairmen

Respectfully submitted,



Richard Matthews, Co-Chairmen