

ASPPPO-CSA Land Use Management Committee Meeting
April 17, 2018

On April 17, 2018, the joint ASPPPO-CSA Land Use Management Committee held its second regular meeting, which was called to order at 8:30 a.m. in the ARB conference room, 175 Greenwood Drive. 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.

Present via telephone: Nikos Singelis

Absent: None.

Minutes of the previous meeting, on March 28, 2018, were approved unanimously.

Charter: A brief discussion occurred of progress on the committee charter. Presentation and approval of the charter is expected at the May meetings of the ASPPPO and CSA boards of directors.

40 Sandfiddler: Guazzo led the update on this notorious problem property.

She noted that foreclosure was delayed until May 7 due to an arguably false claim by the property-owning Bank of New York Mellon. Vairo then drafted a show-cause order and showed it to the bank's attorney but did not file it. Meanwhile, Guazzo and Matthews met with Hilton Head Town Councilman Tom Lennox of Sea Pines, a longtime banker, who said it was clear that the bank was stalling, and would have allowed the property to go on as is for another three years except for action by members of this committee. Lennox said it was the first time he's "ever seen a bank blink."

Guazzo said it was likely that 40 Sandfiddler would be bought at the May 7 foreclosure auction and that this committee would continue monitoring the property's situation.

Working with the town: Crunkleton, Matthews and Stevens plan to attend the meetings of Councilman Bill Harkins' committee regarding town ordinances and properties in disrepair. It was noted that Harkins had previously postponed his committee's discussion of the topic.

LUM operations: Discussion ensued of the land use monitor's job and the committee's new statement of procedures and policy.

Stevens emphasized the need for attention to deadlines and requiring responses from owners of properties in disrepair; committee members indicated agreement. "Our job is to represent community standards," Matthews said, and, within the recognition of individual homeowners' circumstances, time frames must apply, progress must be monitored and follow-up must be systematic. Members expressed general assent.

Members also indicated agreement that the committee needed to be helpful and to involve POAs within Sea Pines when relevant.

Discussion about privacy issues led to an unvoted consensus that the committee would not post a list of specific problem properties on www.seapinesliving.com nor identify who complains about particular properties.

For the statement of procedures and policy, Crunkleton moved that the LUM notify an owner in writing, with a blind copy to any complainer, about any property failure and that the owner needs to respond with a remedy plan within 30 days. Motion passed unanimously.

As a following step in the policy statement, Cruden moved that at least one committee chair as well as the LUM visit any still-delinquent properties and establish a final deadline for remediation. Motion passed unanimously.

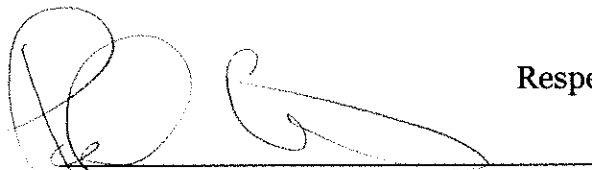
And as a completing step in the policy statement, Cruden moved that the committee will make case-by-case decisions regarding properties that are not in compliance after all the previous steps. These decisions may include legal action and/or town involvement. Motion passed unanimously.

Problem properties review: This discussion centered on two properties with blue tarps over roof areas – 70 and 147 Otter. Guazzo volunteered to bring these to the town’s attention as safety hazards.

185 Club Course was also discussed.

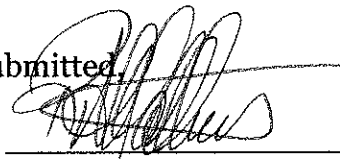
Website: Cruden volunteered to work with CSA Director of Communications Amanda Sutcliffe-Jones to update seapinesliving.com in regard to committee activities and postings.

Adjournment: Recognizing a consensus to conclude, Matthews proposed that the next meeting take place on May 8, at a time and place to be decided, and adjourned the meeting after 9:30 a.m.



Paul Crunkleton, Co-Chairmen

Respectfully submitted,



Richard Matthews, Co-Chairmen