

ASPPPO-CSA Land Use Management Committee Meeting
June 12, 2018

The joint ASPPPO-CSA Land Use Management Committee held its fourth meeting, which took place in a CSA administration building conference room, located at 175 Greenwood Drive, called to order at 9 a.m. on June 12, 2018. Co-chairman Crunkleton presided.

Present: Paul Crunkleton, Dana Guazzo, Cathie Rasch, Dave Risk (ex-officio) and Peter Vairo

Present via telephone: Alex Cruden, Dick Matthews and Lee Stevens

Absent: None.

Resignation: Matthews noted that Nikos Singelis has decided to no longer be a committee member.

40 Sandfiddler: Guazzo reported that various individuals arrive at the neglected property from time to time purportedly to carry out repairs, and they seem to lack South Carolina licensing as well as ARB approval. The committee discussed possible responses, and then voted unanimously to have Guazzo draft two letters that could be sent to such individuals and their employers:

- One, signed by both the committee and the ARB, will aim to guide contractors and the property owner on how to obtain permission to carry out such work within Sea Pines.
- One from the committee directly to the owner and other interested parties will summarize relevant covenant requirements.

Town Intergovernmental and Public Safety (IPS) Committee: Discussed briefly was a June 4 meeting that included Crunkleton, Guazzo, Matthews and Stevens; Presidents Bret Martin of Sea Pines and Peter Kristian of Hilton Head Plantation; Palmetto Dunes CEO Andrew Schumacher, and Hilton Head Town Councilmen Bill Harkins and David Ames.

At this committee's request, the IPS Committee has been studying ways in which the town and gated communities could better mesh efforts regarding public health and safety issues with properties in long-term disrepair. The June 4 session explored many aspects of the situation.

IPS Committee Chairman Harkins' closing comments at that session were that he shares our frustration and that, although a solution has yet to be reached, the IPS Committee is not finished with this issue. He asked that the managers of the gated communities meet with town staff and explore best practices and report back to the IPS Committee.

Crunkleton said he would work with Martin on how best to proceed. Matthews emphasized the need to keep on point with the town that the issue is health and safety, not aesthetics.

Chet Williams: Discussion was brief about an informational meeting June 5 with Chester (Chet) Williams, a Hilton Head lawyer who is expert on covenants and related matters in this region. The session was attended by Cruden, Guazzo, Crunkleton, Matthews, Risk and Stevens.

Williams noted that "I'm not a litigator." He suggested that Sea Pines should exhaust every means it has to deal with problem properties before enlisting the town's help, and that choosing a specific run-down property with an unresponsive owner as a test case employing the covenants would be worthwhile.

Noting Williams' comments, Vairo suggested the committee needs a litigator for the end game. Crunkleton agreed that the committee should push and test some cases.

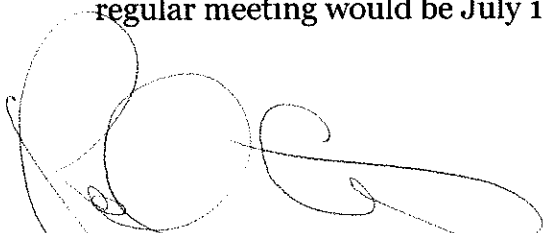
18 Spanish Moss: Matthews summarized his visit to this problem property and conversation with its owner, who has resisted and deflected land use monitor efforts for years. Efforts are to continue.

Other problem properties:

- 147 Otter has been sold to an LLC held by a couple who reside in Sea Pines. They are to receive a letter from the land use monitor (Risk) letting them know about maintenance requirements.
- Vairo and Risk are to track down the owners of 88 Lawton.
- Crunkleton and Risk are to make an official visit to 70 Otter.
- Stevens said 21 Wisteria Lane should be among the committee priorities. This Greenwood Forest residence has apparent substantial covenant violations and an unresponsive owner who has not paid regime fees for three years. Risk is to send the owner a certified letter about a remediation deadline and to notify the town of the abandoned car in the driveway.


Procedure and policy: Crunkleton is to get the *Sea Pines Land Use Procedure and Policy* posted on www.seapinesliving.com.

Next meeting: Just before adjourning around 10:30, the committee agreed its next regular meeting would be July 10 at 9 a.m.



Paul Crunkleton, Co-Chairmen

Respectfully submitted,



Richard Matthews, Co-Chairmen