

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)  
Community Services Associates, Inc. (CSA)  
Land Use Management Committee Meeting  
February 10, 2021**

On February 10, 2021, the 35<sup>th</sup> regular meeting of the ASPPPO-CSA Land Use Management Committee took place via video conference call.

Committee Members Present

Alex Cruden, Karen Gay, Dana Guazzo (co-chair), Susan Johnson, Chuck Kotler, Charlie Miner (co-chair), Cathie Rasch, Lee Stevens and Jon Suhre

Absent

Sam Bennett, Martha Mustard

Ex-officio, Present

Ryan Kash, land use monitor (LUM)

Call to Order, Opening Business

The meeting was called to order by Guazzo at 9:02 a.m. (Eastern) with a quorum established. The committee unanimously approved the minutes of its Jan. 13, 2021, meeting. Guazzo welcomed new member Karen Gay and new co-chair Charlie Miner, who was ASPPPO president and a CSA board member when those groups formed the task force that led to creation of the LUMC.

Executive Session

Declared at 9:32, an executive session of the committee discussed litigation; the session ended at 9:34.

Rules and Regulations for Property Maintenance

Guazzo reported that the ASPPPO board formally approved the most recent version of a draft from the LUMC and that a CSA board workshop substantially advanced the project. Miner said the aim is rules that lead with certainty to improvement.

[Miner then left the meeting at 9:40.]

Property Report

Kash noted that property turnover continued at a high rate: Since the committee's last meeting he recorded 72 new ownerships of residential property. During 2020, he said, 674 homes were sold in Sea Pines.

The most numerous problems recently noted by the LUM were the need for power washing and for proper containment of HVAC units. The committee discussed several longstanding problem properties and a newly revealed commercial bakery operating in a home.

The volunteer effort to improve a particular residential property (where the owner is unable to maintain it) has made more substantial progress and continues, committee

members were told. Guazzo said the ASPPPO board has created a committee to work on formalizing a foundation for such neighbors-helping-neighbors efforts. Rasch and Suhre volunteered to join the ASPPPO effort and Suhre said he would add what he has learned from Deep Well leaders about how to navigate in such charitable situations.

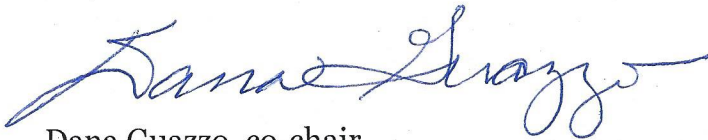
2021 Vision Forward

During general discussion of LUMC themes for the current year, Rasch volunteered to assemble data on the estimated financial impact of problem properties.

Adjournment

With unanimous consent Guazzo adjourned the meeting at 10:38 a.m.

Respectfully Submitted

A handwritten signature in blue ink that reads "Dana Guazzo". The signature is fluid and cursive, with a long horizontal stroke at the end.

Dana Guazzo, co-chair,  
ASPPPO board member

03/10/2021