

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

On March 10, 2021, the 36<sup>th</sup> regular meeting of the ASPPPO-CSA Land Use Management Committee took place via video conference call.

Committee Members Present

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

Absent

Martha Mustard, Jon Suhre

Ex-officio, Present

Ryan Kash, land use monitor (LUM)

Call to Order, Opening Business

The meeting was called to order by Guazzo at 9:03 a.m. (Eastern) with a quorum established. The committee unanimously approved the minutes of its Feb. 10, 2021, meeting.

Executive Session

Declared at 9:05, an executive session of the committee discussed litigation; the session ended at 9:09.

Rules and Regulations for Property Maintenance

Bennett reported there had been a few more small revisions in the draft that originated from the LUMC and that, after a CSA board workshop next week, adoption could occur at the March 30 CSA board meeting.

Property Report

Kash said the pace of residential property turnover diminished during the last 28 days, as he recorded 42 new ownerships, compared to 72 in the previous month.

In response to a substantial complaint and suggestions by a resident, Guazzo led a discussion about bright lights. Johnson said the ARB reviews proposals for new lighting but does not deal with subsequent bulb replacement or changes in lumens. Stevens said ARB does not allow floodlights but many people use them. Bennett said CSA generally considers intrusive lighting as an issue for security to deal with. New regulation may be appropriate, several members said.

Kash reported that dealing with violations of ARB rules occupies a large amount of his work time, and said use of Smartwebs and/or other structural integration with ARB could bring about efficiencies.

Kash also led a discussion about worrisome conditions at a longtime problem property.

2021 Vision Forward

Rasch presented a report she did at the committee's request about the estimated financial impact of problem properties. She did a real estate market sampling regarding proximity to Sea Pines residential properties in disrepair and found, within that sampling, that it takes severe blight to have a significant impact on selling price.

Adjournment

With unanimous consent Guazzo adjourned the meeting at 10:31 a.m.

Respectfully Submitted

  
Dana Guazzo, co-chair,  
ASPPPO board member

May 12, 2021