

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)  
Community Services Associates, Inc. (CSA)  
Land Use Management Committee Meeting  
May 12, 2021**

On May 12, 2021, the 37<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), Chuck Kotler, Chuck McCray, Charlie Miner (co-chair), Martha Mustard, Lee Stevens, Jonathan Suhre and Ed Warner

Absent

Susan Johnson, Cathie Rasch

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 March 10, 2021, meeting. New members McCray and Warner were welcomed. (A previous commitment delayed Warner's arrival until later in the meeting.)

Executive Session

Declared at 9:13, an executive session of the committee discussed litigation; the session ended at 9:16.

Rules and Regulations for Property Maintenance

Bennett reported the CSA Executive Committee was doing a final review of the LUMC-originated rules, which were adopted at the March 30 CSA board meeting. They are to go into effect July 1. Bennett and Miner said a separate set of safety and security rules will go into effect the same day. (A previous set of rules, posted in 2010, bundled safety, security and land use management together.)

Bennett said the new LUM templates regarding violations and procedures will be ready for use beginning July 1. Kash said the system for fines is also ready.

[Bennett left the meeting at 9:27 to attend another meeting.]

Kash noted that July 1 would also be the date he would begin using a Smartwebs program for tracking and managing all property specifics. With the switch to that from his spreadsheet program, property owners in general would get a fresh start regarding current minor violations.

The committee discussed and affirmed the need for equal treatment of pre-existing violations once the new rules and regulations are in effect. The discussion also touched

on properties with longstanding violations of ARB guidelines — many of them pre-dating the current property ownership — such as exposed HVAC units.

Related discussion included how a selling and a buying owner could best be made aware when a property has land use violations, and address them.

[Warner joined the meeting at 9:54.]

#### Property Report

Kash said the small number of worst properties are showing little if any progress.

#### Committee Charter

Guazzo presented a draft for the committee's 2021 charter and it was unanimously approved.

#### New Business

Miner reported that CSA Chairman Larry Movshin had requested that the LUMC take on the issue of leaf blower noise. Task forces formed by CSA and ASPPPO have studied the issue but no rules changes or related actions have occurred. A significant question is how any regulations would be enforced, Miner said.

Miner volunteered to head an LUMC task force that would make a recommendation to the CSA board. Guazzo, Stevens, Suhre and Warner volunteered to be members. "Excellent," Miner said.

Warner, whose professional background includes considerable experience with construction equipment and regulations involving such, noted that, despite extensive research, setting effective standards and gauging noise levels when tools are in use are extraordinarily difficult to do.

Guazzo suggested that, rather than attempt specific regulations, CSA might consider financial incentives, such as reduced cost for permits and decals, for landscapers who switch to equipment that is manufacturer-rated as quieter.

#### Adjournment

After agreement that the next two meetings be scheduled for June 23 and July 21, with unanimous consent Guazzo adjourned this meeting at 10:43 a.m.

Respectfully Submitted



Dana Guazzo, co-chair,  
ASPPPO board member