

**ASPPPO-CSA Land Use Management Committee Meeting**  
July 10, 2018

On July 10, 2018, the joint ASPPPO-CSA Land Use Management Committee held its fifth regular meeting, which took place in a conference room at the CSA building at 175 Greenwood, beginning at 9 a.m. Co-chairman Matthews presided.

**Present:** committee members Alex Cruden (by telephone), Paul Crunkleton, Dana Guazzo, Dick Matthews, Cathie Rasch, Dave Risk (ex-officio), Lee Stevens and Peter Vairo.

**Also present:** Bret Martin, CSA president

**Absent:** None.

**Minutes:** The minutes of the committee's June 12, 2018, meeting, already approved by an email vote of the members, were ratified unanimously. In response to questions, Martin said that (a) minutes of CSA committees need to follow Robert's Rules of Order and (b) he did not know the specifics of why the approved minutes of the committee's previous meetings had not been posted on [www.seapinesliving.com](http://www.seapinesliving.com). Martin said he would look into why.

**40 Sandfiddler:** It was noted that the Bank of New York Mellon, owner of this residential property long in disrepair, has not yet responded to an official letter from the committee requiring a plan to remediate the property's failures to meet Sea Pines covenant standards. The letter set a July 21 deadline. Guazzo reported that contractors showing up at the site are aware of the deadline.

A motion by Matthews to prepare a new communication to the bank, to be sent July 22 if the bank misses the deadline, was approved unanimously.

**Other gated communities and the town:** Martin reported that, fulfilling a Sea Pines request, other HHI gated communities have provided CSA with copies of their covenants and rules regarding properties in disrepair.

Martin also said that Town of Hilton Head Island officials are considering modifying the current public nuisance ordinance concerning rat harborage, which now applies to debris on properties, to also include structures that themselves pose rat harborage risk.

Ensuing discussion focused on the committee employing town ordinances regarding rat harborage and whether the sealing of buildings' holes can be required. Martin said he would talk with Councilman Tom Lennox of Sea Pines toward strengthening the rat ordinances regarding structures themselves, and Matthews said he would pursue the topic as well.

**Counsel:** Matthews reported that attorney Chester (Chet) Williams, a specialist in Hilton Head covenants whom the committee has discussed hiring, has said he would

have no conflict of interest in representing the committee and is willing to do so, but – according to Matthews – has not yet submitted that position to the committee in writing.

**18 Spanish Moss:** Matthews reported that some improvements have been made in the front yard of this problem property since the committee gave the owner an end-of-July deadline for remediation of numerous covenant violations.

**Property visits:** Matthews suggested, for discussion, that any individual committee member can go onto a property to visually examine apparent covenant violations and deliver official notices. Guazzo said that the covenants appear to support that position. Martin, responding to questions, noted that a complaint or notice from the property owner is necessary before a charge of trespassing can be made.

**Tech:** Matthews spoke of a need for committee members to have real-time/up-to-date information on the status of individual problem properties. After discussion, Cruden moved that Matthews appoint a task force of Stevens and Risk to address the need. The motion passed unanimously.

[Citing a commitment, Co-chair Crunkleton left the meeting at this point.]

**70 Otter Road:** Crunkleton and Risk are to meet this month with the owner of this problem property, Matthews said. A town official has said the owner promised to have the roof fixed this month, according to Guazzo, but other deficiencies remain. She suggested invoking the rat harborage ordinance regarding debris on the property, and that the committee compile a list of problem properties that appear to have a similar violation. She and Matthews agreed to pursue this matter.

**21 Wisteria:** Risk said he has received no response to a certified letter from the committee requiring a remediation plan from the owner of this long-troubled residence and has asked Toby McSwain, CSA security director, to address the unmoving vehicle in the driveway. Guazzo said she will ask the town about enforcing the rat harborage ordinance. Stevens noted that the Greenwood Forest POA is also pressing the owner for action. It was stated that liens are or will be filed by both that POA and CSA for unpaid assessments/fees.

[Citing a commitment, Cruden left the meeting at this point.]

**120 Club Course:** While a long-term renter living in the house appears to have difficulty maintaining the property, it is owned by a Realtor in the Charlotte area whom Matthews said he would call. Guazzo said she would request a rat harborage inspection.

**Dangerous trees:** Risk cited a specific example of a residential property owner failing to respond to his notice of having a tree that threatens a neighbor's property. Matthews called the owner during the meeting and left a message, and said he would follow up.

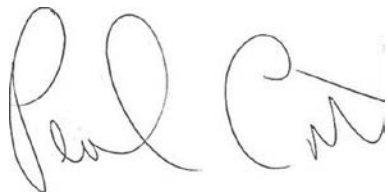
Risk reported that multiple owners on the committee's problem properties list are in violation due to dangerous trees. Discussion included the risks, property owners' rights, insurance, liability and CSA responsibility (if any). It appears unclear whether the committee can request that CSA remove the trees in question and bill the owner. Committee consensus was to add this issue to the next meeting's agenda.

**26 Woodbine:** Multiple apparently abandoned cars are on this property. Risk said he has written to the property owner requiring their removal. If the cars are not removed, Risk said he would contact Sea Pines security, requesting that the Beaufort County Sheriff's Department take action. Guazzo said she would request a rat harborage inspection.

**88 Lawton Woods:** As mentioned in previous meetings, Risk is to follow up with Sea Pines security and the Sheriff's Department about two unmoving vehicles. Guazzo said she would request a rat harborage inspection.

**Adjournment:** After it was decided that the committee's next meeting would commence at 9 a.m. on August 14 in the CSA administration building, this meeting was adjourned by consensus at 10:52 a.m.

Respectfully submitted,



SIGN HERE

Paul Crunkleton,  
Co-Chairman



SIGN HERE

Richard Matthews,  
Co-Chairman