

**ASPPPO-CSA Land Use Management Committee Meeting**  
August 14, 2018

On August 14, 2018, the ASPPPO-CSA Land Use Management Committee held its sixth regular meeting, which took place in a conference room at 175 Greenwood, beginning at 9 a.m. Co-chairman Crunkleton presided.

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

**Absent:** None.

**Guest:** Chet Williams

The meeting was **called to order** by Crunkleton at 9 a.m.

**Approval of minutes** of the committee's July 10,2018 meeting minutes was unanimous.

**Possible counsel:** The committee discussed Williams' proposal to act as its legal counsel. The discussion included: a draft engagement letter sent by Williams to Matthews at the latter's request; the context of problem properties in Sea Pines; and the applicability and availability of Sea Pines covenants and related documents.

After agreeing, at committee members' request, to revise his letter, Williams left the meeting.

Discussion continued about the documents that Williams would need in order to do the kind of job that would best help the committee and Sea Pines. Stevens agreed to assemble copies of covenants and other documents and make them available to Williams.

**Update on problem properties:** Crunkleton reported on his visit to 70 Otter Road, where he met with the owner, Nancy Owens. At the time of the visit Owens and another woman were working outside, addressing property shortcomings. Owens indicated work would continue and would take some time, Crunkleton said. They looked at a downed tree in the backyard and Owens said she thought it had fallen from CSA land located between her property and Palmetto Bay Road. Crunkleton said he suggested she contact Russell Fredericks at CSA to resolve this issue. The committee is to continue contact with Owens, with Crunkleton sending her another letter.

At this point, citing phone connection problems and apologizing for them, Cruden left the meeting.

As land use manager (LUM), Risk is to receive an update on 62 Heritage Road, which has been referred to Nick Felix, outside counsel for CSA, as an out-of-compliance Airbnb operation.

Risk reported communicating with the owner of 14 Heritage Road, who reportedly has retained a service to take care of items on the LUM list of required work. The owner listed no timeframe for when the work would be done. Matthews volunteered to follow up if needed after the current 14-day deadline passes Aug. 20.

The owners of 88 Lawton Road remain unresponsive. Crunkleton volunteered to follow up with neighbors. Vairo introduced the idea that if there is a CSA lien on the property, the committee should threaten foreclosure on the lien. Vairo is to reach out to Bret Martin to see if such a procedure had been done before and, if not, whether CSA would agree to this approach.

It was noted that CSA has a lien on the problem property 21 Wisteria Lane for three years of assessments due, making it another possible candidate for threatening foreclosure.

Regarding 18 Spanish Moss, a 14-day deadline letter went out from Matthews on Aug. 2, he reported.

Guazzo provided an update on 40 Sandfiddler, noting that the town has stopped correspondence with her about the property. It was agreed that Vairo would draft a cover letter on behalf of the LUM Committee to accompany a Vairo-drafted complaint to the owner of 40 Sandfiddler for noncompliance with Sea Pines covenants.

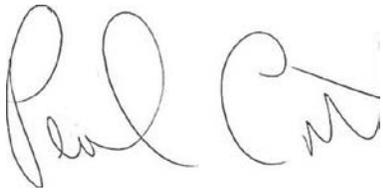
Crunkleton volunteered to check with CSA counsel regarding whether there would be any individual liability for the chairs or other members of the LUM Committee.

**Procedure improvement:** Stevens suggested that the monthly LUM problem property report present those on the “legal” tab first, properties on the “committee” tab second and those on the “processing” tab third. He added that it would help if the “processing” tab ranked the properties in a way that the committee could address the most critical first.

**Standards for compliance:** Guazzo recommended that the group complete its revisions of the *Policies and Procedures of the LUM Committee* prior to the September board meetings of CSA and ASPPO for their approval.

Without setting a date for its next meeting, the committee adjourned by consensus at approximately 11:15 am.

Respectfully submitted,

Handwritten signature of Paul Crunkleton in cursive script.

**SIGN HERE**

**Paul Crunkleton,  
Co-Chairman**

Handwritten signature of Richard Matthews in cursive script.

**SIGN HERE**

**Richard Matthews,  
Co-Chairman**