

ASPPPO-CSA Land Use Management Committee Meeting
December 20, 2018

On December 20, 2018, the ASPPPO-CSA Land Use Management Committee held its tenth regular meeting, which took place in the “medium” conference room at 175 Greenwood. Co-chairman Matthews presided.

Present: committee members Alex Cruden, Dana Guazzo, Dick Matthews, Cathie Rasch and Dave Risk (ex-officio).

Present by telephone: Lee Stevens.

Absent: Paul Crunkleton, Peter Vairo.

The meeting was **called to order** by Matthews at 10:04 a.m.

Approval of minutes of the committee’s Nov. 13 meeting was unanimous.

Next land use monitor: Stevens reported that CSA President Bret Martin says funding is sufficient for CSA to advertise for and hire a full-time successor to Risk as LUM. It appears the personnel cost will be split three ways: 40% CSA, 40% ASPPPO and 20% ARB.

Stevens provided an outline of the LUM’s specific roles and responsibilities, along with a draft of land use guidelines for property owners. Cruden and Guazzo will review and then send to Stevens, who is to meet with Martin. Cruden noted that the guidelines have been in discussion or review off and on since March despite efforts by several committee members to move them along.

Risk said he planned to continue on the job until the new person arrives. He also said he has computerized his files for the benefit of his successor.

Discussion of problem properties:

40 Sandfiddler continues to be auctioned without an actual sale. Rasch said this will not go on forever.

3 Greenwood Court – The owner wrote to Risk stating that all required action had been done. Risk, who then visited the property, said the long-stationary car had been covered but otherwise the property “doesn’t come anywhere near meeting the standards of the neighborhood.” A next-step letter is to go to the owner in January.

21 Wisteria – The owner has made improvements (at long last), Risk and Stevens said, and the committee is to send him an encouraging letter.

6 Old Military – Progress has stalled after a flurry of remedial action. A next-step letter is to be sent in January.

18 Spanish Moss – No recent progress (or responsive communication from the owner) and much remains to be done. A deadline letter is to be sent in January.

1 Baynard Cove – Demolition has occurred. Only the dock needs to be addressed.

70 Otter – Progress reported.

14 Heritage Road – Leaning trees are still there and the property in general looks worse, Guazzo said. Risk is to re-examine the property.

88 Lawton Road – Improvements have occurred but more needs to be done. Risk is monitoring.

10 Willow Oak West – Risk is to follow up with the owner regarding his unfulfilled commitment to demolish the structure and clean up the landscaping.

Not our case: Vairo and Matthews have responded to the attorney for the owner of 14 Piping Plover who seeks committee action regarding tree conditions at 16 Piping Plover. The committee continues with the position that the problem appears beyond its powers. The committee is retaining records of the communications.

A new covenant? After discussion, the committee at Matthews' suggestion and by consensus designated Guazzo and Cruden to draft a communication to the chairman of the CSA board and the president of ASPPPO about a new land use covenant. What the committee seeks is that the newly reconstituted boards consider, at their Jan. 10 meeting, having two items, to be separately voted on, on the next referendum ballot.

One item would be the already publicized proposed covenant change to increase Sea Pines revenues. The second would be a LUM committee proposal along these lines: a new covenant that would give the CSA and ASPPPO boards the power to set, modify and enforce land use standards and penalties. The purpose is to enable significant action when property owners fail to respond to any currently available LUM actions.

Conclusion: Matthews said the committee's next meeting would begin at 9 a.m. Jan. 8 at the CSA building. He adjourned this meeting at 11:12 a.m.



C. Cruden