

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)
Community Services Associates, Inc. (CSA)
Land Use Management Committee Meeting
February 12, 2019**

On February 12, 2019, the 12th regular meeting of the ASPPPO-CSA Land Use Management Committee took place at the CSA building at 175 Greenwood, Hilton Head Island, SC 29928.

Present

Committee members Alex Cruden, Dana Guazzo, Chuck Kotler, Dick Matthews, Larry Movshin, Cathie Rasch, Lee Stevens, Peter Vairo and Dave Risk (ex-officio).

Absent

None

Guest

Chet Williams, counsel

Staff

None

Call to Order

The meeting was called to order by Co-chairman Matthews at 9:01 a.m. EST.

Verify Quorum

Matthews verified.

Approval of January 8, 2019, Meeting Minutes

By acclaim, and unanimously, the Jan. 8, 2019, minutes of the ASPPPO-CSA Land Use Management Committee were approved.

Problem Properties Report

18 Spanish Moss: Matthews and Risk reported the owner has made some improvements but that portions of this property remain well below Sea Pines standards. Matthews suggested that this property's situation was an appropriate target for legal action. After discussion that included Williams, Guazzo moved that one or more LUMC members visit the property, document the violations and draft a letter to the ASPPPO and CSA boards, with a copy to the property owner, recommending legal action. The motion passed unanimously.

40 Sandfiddler: Guazzo reported that the sale of the property has gone through and that a worker appeared to be preparing the house for painting, but some specifics about the property do not conform with ARB standards. Guazzo suggested the committee coordinate with the ARB toward causing the property to come into full compliance. Vairo put forth Guazzo's suggestion as a motion, which passed unanimously. Matthews requested that Stevens act as the committee's liaison with the ARB.

Other properties: Cruden moved that, after the above-mentioned action occurs regarding 18 Spanish Moss, similar action be planned for **88 Lawton Road**. The motion passed unanimously.

Risk reported that the owner of **3 Greenwood Court** made some improvements in response to a letter from the committee but also filed an appeal rather than further reduce the landscape vegetation. Risk said he thought more improvements were needed. Vairo moved for a denial of the appeal but effective only after all committee members revisited the property by Feb. 19 and indicated their assessment. The motion was approved unanimously with the understanding that it would not go into effect without a vote of the committee membership, which could be conducted by email.

Unfinished Business

A referendum proposal: The committee resumed discussion of a topic from its Dec. 20, 2018, meeting regarding the possible proposal of a new covenant that would give the CSA and ASPPO boards the power to set, modify and enforce land use standards and penalties.

Williams agreed to a suggestion by Matthews and others that he begin drafting such a covenant change, and that in doing so he would consult (a) a summary of several Hilton Head gated communities' land use covenants and other rules supplied to him by the committee and (b) a committee-drafted ideal set of Sea Pines regulations.

Next LUM: CSA has received applications for the new position of full-time land use monitor and narrowed the choices to ten individuals, Movshin reported. By consensus it was decided that a group consisting of Movshin, Matthews, Stevens and Risk would examine the résumés and reduce the applicant field to three people, and that résumés would be sent to each committee member for possible comment.

New Business

None

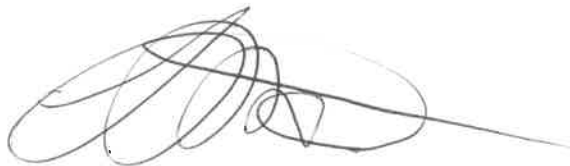
Adjournment

Matthews said the committee's next meeting is to begin at 9 a.m. March 12 at the CSA building. He adjourned this meeting at 11 a.m.

Respectfully Submitted



Richard Matthews
Co-chairman



Larry Movshin
Co-chairman