

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

On March 12, 2019, the 13th 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 (via speaker phone), Dick Matthews, Larry Movshin, Cathie Rasch, Lee Stevens, Peter Vairo and Dave Risk (ex-officio)

Absent

None

Guests

None

Staff

None

Call to Order

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

Verify Quorum

Matthews verified.

Approval of February 12, 2019, Meeting Minutes

Upon motion by Stevens, the Feb. 12, 2019, minutes of the ASPPPO-CSA Land Use Management Committee were approved unanimously.

Review of Monthly LUM

Report Discussion; no motions.

New Business

After a committee discussion about clarifying the process for appeals by property owners, Cruden moved that several committee members draft relevant language that the committee could standardize for responding to owners. Motion passed unanimously.

Problem Properties Review

88 Lawton Road: Risk reported that the owners have now said, via email, that they would respond to the LUMC by the end of March.

18 Spanish Moss: Matthews reported the owner has made additional improvements, particularly on the side yard, and that deadlines are coming up regarding the roof and rear of the property, which adjoins the Heron Point golf course.

3 Greenwood Court: After committee discussion, Guazzo moved to deny the owners' grounds for appeal but declare that the LUMC finds the current condition of the property acceptable and expects the owners to sustain their remediation. Motion passed unanimously.

[At this point, at 10 a.m., Kotler and Vairo, with other commitments, left the meeting.]

70 Otter: It was noted that deadlines for a remediation plan are imminent.

10 Willow Oak West: By consensus, the committee asked Guazzo to draft an appropriate letter reminding the owner that a decision is necessary. The owner previously told Risk he was undecided between repair and demolition.

Covenant Proposal Update

Matthews said counsel Chet Williams is still working on a draft regarding enforcement.

Signage Issue

After discussion of a request from property owner Felice LaMarca, Matthews said he would respond by citing the Sea Pines Rules for Property Owners.

Unfinished and Other Business

Short discussion; no motions.

Adjournment

Matthews said the committee's next meeting is to begin at 9 a.m. April 9 at the CSA building. He adjourned this meeting at 10:49 a.m.

Respectfully Submitted



Richard Matthews
Co-chairman



Larry Movshin
Co-chairman