

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)  
Community Services Associates, Inc. (CSA)  
Land Use Management Committee Meeting  
April 9, 2019**

On April 9, 2019, the 14<sup>th</sup> 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, Larry Movshin, Cathie Rasch, Lee Stevens, Peter Vairo, Porsche Ellis (ex-officio) and Dave Risk (ex-officio); Dick Matthews present via speaker phone for the first 53 minutes

Absent

None

Guests

None

Staff

None

Call to Order

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

Verify Quorum

Movshin verified.

Approval of March 12, 2019, Meeting Minutes

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

Introduction of New LUM

Sea Pines' new and first full-time land use monitor, Porsche Ellis, and the committee members met each other.

Problem Properties Review

**40 Sandfiddler:** Guazzo said it appeared that the new owner has almost completed addressing the committee's list of necessary property improvements.

**70 Otter:** Risk reported substantial remediation and said satisfactory progress was continuing.

**6 Old Military:** Risk reported near-complete exterior remediation. He and Cruden noted that improvement has continued frequently since the committee's first notice to the owners.

**88 Lawton Road:** Risk reported that the owners, following a pattern they have established over the years, again promised to make specific improvements but apparently are not following their own stated timetable. After discussion, the committee

by consensus said the LUM should check the property at each specific improvement deadline and, if any deadline is not met, the committee should send letters to the owners stating that the committee may recommend that the ASPPPO and CSA boards take further action.

**18 Spanish Moss:** Matthews proposed that Ellis join him in a property visit on or after April 15 to remind the owner to fulfill the improvement deadlines the owner has agreed to.

**21 Wisteria:** The property is in foreclosure, Stevens confirmed. Committee members said a Second Notice letter to the owner, with a copy to the mortgage-holding bank, would be appropriate.

**10 Willow Oak West:** Risk reported that the months-long lack of action by the owner is continuing, with the owner's only recent response being a phone call telling Risk he would "be in town" around May 1.

**85 Governors Road:** Risk reported a continuing lack of response.

At the conclusion of the properties review, Cruden moved that the committee approve carrying out the discussed actions regarding 88 Lawton Road and 18 Spanish Moss and, as well, the sending of Second Notice letters to the owners of 21 Wisteria, 10 Willow Oak West and 85 Governors Road. The motion passed unanimously.

[Vairo left the meeting at 10:07 a.m.]

#### Covenant Proposal Update

Committee members noted that counsel Chet Williams has not yet provided a draft proposal for improved enforcement of Sea Pines property standards. Movshin said Williams has provided a bill for services, which is to be referred to Matthews for review.

#### Unfinished and Other Business

Short discussion of subjects such as enforcement guidelines, data-managing expectations, and making the community more aware of land use management needs and actions; no motions.

#### Adjournment

With unanimous consent, Movshin adjourned the meeting at 10:35 a.m. The committee's next meeting is tentatively scheduled for 9 a.m. May 14 at the CSA building.

Respectfully Submitted



Richard Matthews  
Co-chairman



Larry Movshin  
Co-chairman