

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)
Community Services Associates, Inc. (CSA)
Land Use Management Committee Meeting
May 14, 2019**

On May 14, 2019, the 15th regular meeting of the ASPPPO-CSA Land Use Management Committee took place at the CSA building at 175 Greenwood, Hilton Head Island, SC 29928.

Committee Members Present

Alex Cruden, Dana Guazzo, Chuck Kotler, Peter Vairo and Porsche Ellis (ex-officio); Lee Stevens present via speaker phone; Larry Movshin attended part of the meeting (and for the remaining time was attending a meeting of the Finance Committee)

Absent

Cathie Rasch

Guests

Chet Williams, counsel

Staff

None

Call to Order

The meeting was called to order by Co-chairman Matthews at 9:02 a.m. EDT.

Verify Quorum

Matthews verified.

Approval of April 9, 2019, Meeting Minutes

Upon motion by Cruden, the April 9, 2019, minutes of the ASPPPO-CSA Land Use Management Committee were approved unanimously.

Report from Chet Williams

In a discussion about who/what agency should enforce penalties for long-term violations of Sea Pines' standards for residential property appearance and upkeep, Williams, as counsel for the committee, recommended the ARB be considered.

He gave committee members copies of a Sea Pines document dated February 2, 1984, and signed on February 8, 1984, in which the then-Sea Pines Plantation Company restated and assigned certain rights &c. to the Reconstituted Architectural Review Board. He also provided members, for their consideration, copies of draft language that would amend that 1984 document with additional paragraphs fully enabling the ARB to enforce property standards.

Williams suggested that so enabling the ARB could be the most practical route toward empowering Sea Pines and its LUMC to effectively carry out the committee's mission.

Kotler recommended that ASPPPO, CSA and the ARB all consider assigning their land use enforcement powers to the LUMC. The committee would act as their agent.

During the discussion, a motion by Vairo (and amended) asked that Williams do a title search on problem properties 88 Lawton Road and 21 Wisteria Lane to pinpoint which covenants applied to these properties' structures, which were built in, respectively, 1972 and 1976, and advise what the process would be if covenant amendments were needed in these two cases. **The motion passed unanimously.**

Vairo left the meeting at 10:01 a.m. Williams left at 10:10.

As follow-up, Matthews asked Cruden and Stevens to work with the committee co-chairs to outline possible next steps regarding Williams' ARB proposal.

Report from Porsche Ellis

Ellis, the land use monitor, reported that 88 Lawton Road was ripe for legal action. Kotler moved that the committee seek approval from the ASPPPO and CSA boards to authorize notifying the 88 Lawton owners that Sea Pines intends legal action if they do not quickly bring the property up to standards, and that CSA may carry out mitigation and bill them for it. **The motion passed unanimously.**

On other problem properties, Ellis said she will:

- Organize a visit with a committee co-chair to 10 Willow Oak West.
- Stay on the case of 18 Spanish Moss.
- Visit 70 Otter and attempt to speak with the owner.
- Attempt to continue personal contact with the owner of 21 Wisteria.

Report from Chuck Kotler

As the committee's IT specialist, Kotler reported frustration in attempting to work with various CSA personnel to structure a useful database of residential properties. His work continues.

Unfinished Business

None mentioned.

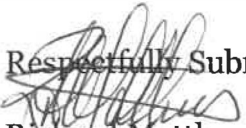
New Business

On Matthews' request, Cruden, Guazzo and Ellis are to propose a structure/format for Ellis to make a report at each Community Coffee.

Adjournment

With unanimous consent, Matthews adjourned the meeting at 11:16 a.m. The committee's next meeting is scheduled for 9 a.m. June 11 at the CSA building.

Respectfully Submitted


Richard Matthews
Co-chairman


Larry Movshin
Co-chairman