

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)
Community Services Associates, Inc. (CSA)
Land Use Management Committee Meeting
June 11, 2019**

On June 11, 2019, the 16th 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, Dick Matthews, Cathie Rasch, Lee Stevens, Peter Vairo and Porsche Ellis (ex-officio)

Absent

Chuck Kotler, Larry Movshin

Guests, Staff

None

Call to Order

The meeting was called to order by Co-chairman Matthews at 9:00 a.m. EDT.

Verify Quorum

Matthews verified.

Approval of May 14, 2019, Meeting Minutes

Upon motion by Vairo, the May 14, 2019, minutes of the ASPPPO-CSA Land Use Management Committee were approved unanimously.

Working with ARB

Matthews reported on a June 10 meeting with committee counsel Chet Williams and Vairo to discuss a way to link ARB enforcement powers with the LUMC mission concerning maintenance and upkeep of already-built-on properties.

As a next step, Matthews asked Stevens to set up a meeting with ARB chair JR Richardson, to also include Cruden and Vairo.

Report from Porsche Ellis/Problem Properties

Ellis, the land use monitor, reported that she checks, every couple of weeks, on the continuing but slow progress at 18 Spanish Moss. She is to meet soon with the owner of 10 Willow Oak West.

120 Club Course is overgrown again and neighbors complain. The LUMC paid for a previous clearing of the grounds of this rental house, which is now in foreclosure. Cruden moved that the committee, through Ellis, ask CSA to go in and remediate and bill the property. He suggested the LUMC take such a step only with foreclosures and only as a last resort. The motion passed unanimously.

At this point (9:37 a.m.), Vairo left the meeting.

Ellis further reported that:

- Williams continues researching the covenant status of 88 Lawton Road.
- The owner of 70 Otter has promised to complete remediation by the end of July.
- 85 Governors Road is in need of a LUM-and-co-chair visit.
- The owner of 21 Wisteria has a week in which to give her a more specific set of deadlines to complete remediation.
- She is to meet with a representative of the owner of 9 Audubon Pond Road.
- 41 Acorn is worth a look by committee members.

Community Coffee

Committee members suggested several items and topics that Ellis could present at the community meetings beginning with September's, to give people a more complete sense of how she and the LUMC operate methodically within the guidelines approved by the ASPPPO and CSA boards.

Unfinished Business

Responding to a question about the status of a policy draft regarding appeals of LUMC decisions, Guazzo said she would forward a Vairo version to Cruden for distribution within the committee.

Regarding a topic discussed in committee near the beginning of the year (before her Sea Pines employment began), Ellis said she would talk with Russell Fredericks about the presence, on various properties, of roadside objects intended to keep vehicles off lawns. The concern is that such sharp-edged objects may be hazardous to pedestrians and bicyclists, especially when visibility is limited.

New Business

None

Adjournment

With unanimous consent, Matthews adjourned the meeting at 10:20 a.m. The committee's next meeting is tentatively scheduled for 9 a.m. July 9 at the CSA building.

Respectfully Submitted


Richard Matthews
Co-chairman


Larry Movshin
Co-chairman