

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

On July 9, 2019, the 17th 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

Dana Guazzo, Chuck Kotler, Dick Matthews, Larry Movshin, Cathie Rasch, Lee Stevens, Peter Vairo; Porsche Ellis (ex-officio); Alex Cruden-attendance by remote

Absent

None

Guests. Staff

Russell Fredericks

Call to Order

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

Verify Quorum

Matthews verified.

Approval of June 11, 2019, Meeting Minutes

Upon motion by Matthews, the June 11, 2019, minutes of the ASPPPO-CSA Land Use Management Committee were approved unanimously.

Yard Roadside Markers & LUM Approved Landscaping

1. Guazzo and Ellis to devise a standard for roadside markers with the assistance of Fredericks, David Henderson and ARB.
  
2. Fredericks to assist LUMC with selection and rate negotiation of landscaping vendors to be utilized for LUMC approved property remediation.

**Russell left the meeting at 9:27 a.m.**

Pending Sale Property Inspections

Movshin proposed a protocol in which LUM will inspect "for sale" properties by request and for a fee. This process will put buyers and sellers on notice of current property violations. Guazzo to draft the corresponding request form and fee sheet.

Motion: Appellate Procedure

Cruden proposed to amend the Committee's policies and procedures to allow property owners 45 days to appeal violation notices. Current appeal timeframe given on violation notices is 14 days. A motion was made by Matthews that a 14 day appeal timeframe is sufficient. The appellate procedure itself was also moved on and approved as amending our committee's protocol and procedures. The motion was unanimously approved.

**Vairo and Stephens left the meeting at 10:10 a.m.**

Report from Porsche Ellis/Problem Properties

Ellis, the land use monitor, reported status updates on

**10 Willow Oaks West** – property owner has reported that remediation is complete. LUM to inspect for verification.

**18 Spanish Moss Rd.** – LUM to visit property, along with property owner for inspection of progress to remediate remaining violations.

**85 Governors Rd.** – Property remains in violation status. LUM to continue efforts to request meeting between LUM, Matthews and property owner.

**Movshin left meeting at 10:30 a.m.**

Unfinished Business:

1. 88 Lawton Rd. legal discussion continued to August meeting.
2. Stevens, Cruden and Vairo proposing to meet J.R. Richardson in September to discuss the possibility of the LUMC acting under the ARB umbrella, which will allow for a fee/penalty system, as well as allow us to create guidelines/rules without requiring a covenant change and the subsequent mandatory referendum vote.


**Adjournment**

With unanimous consent, Matthews adjourned the meeting at 10:40 a.m. The committee's next meeting is tentatively scheduled for 9 a.m. August 14<sup>th</sup> at the CSA building.

Respectfully Submitted



Richard Matthews  
Co-chairman



Larry Movshin  
Co-chairman