

**Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)
Community Services Associates, Inc. (CSA)
Land Use Management Committee Meeting
October 8, 2019**

On October 8, 2019, the 19th 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, Dick Matthews, Cathie Rasch, Lee Stevens and Peter Vairo; Bret Martin (ex-officio)

Absent

Larry Movshin

Staff

Joan Berger, Harold Holden, Amanda Jones and Victoria Shanahan

Call to Order

The meeting was called to order by Co-chairman Matthews at 9:01 a.m. EDT. He verified a quorum was present.

Approval of September 10, 2019, Meeting Minutes

Such minutes were not available. A search for notes is to commence.

LUMC Database

Matthews opened a discussion about the committee's need for a 21st Century database of Sea Pines residential properties. In response, Kotler reported on a Smartwebs system used by Palmetto Dunes that is designed for just such a purpose. Guazzo added that it appears to be a great timesaver, complete with features such as a detailed interactive map.

Martin raised a question about whether or how well the system would mesh with CSA's NetSuite software, and added that it sounded like Smartwebs could be a useful tool. The four CSA staff members present participated in further discussion of practicality, technology and funding.

Kotler is to obtain and provide more information about the system, including to CSA.

Information from CSA

Vairo discussed briefly with Martin and Shanahan his request that the LUMC be provided with information (1) regarding any CSA action taken on properties in arrears and (2) when CSA is notified via lawsuit or otherwise of a foreclosure on a property. Martin and Shanahan responded positively, indicating a willingness to further discuss details.

[CSA staff members left the meeting at 9:37.]

Next LUM

Matthews led a discussion about hiring a successor to Porsche Ellis. Committee consensus was to proceed with the same sort of process that led to her hiring. The opening was posted last week. Applicants' résumés are being provided to the committee co-chairs.

In the meantime, Martin said, Berger could help with LUM record-keeping and former LUM Dave Risk could do some field work and handle incoming complaints. Guazzo voiced the need for seamlessly moving forward with new and current hard cases.

[Rasch arrived at the meeting at 9:51.]

By consensus, it was decided that Guazzo and Kotler would go through Ellis' official files and that Berger, Guazzo, Matthews and Martin would meet regarding sustaining the LUM process for the interim.

[Martin left the meeting at 9:59.]

Working with ARB

After a discussion, Guazzo moved that Cruden draft a paper documenting the enforcement powers, including imposition of fines, that the ARB has, exercises and could extend regarding residential property conditions. This paper is to show how the ARB and the LUMC could join in addressing long-term property disrepair. The motion passed unanimously.

Unfinished Business

Decisions on next steps regarding problem property 88 Lawton Road await our lawyer's response to the committee.

Additional New Business

None

Adjournment

With unanimous consent, Matthews adjourned the meeting at 10:54 a.m. The committee's next meeting is scheduled for 9 a.m. Nov. 12 at the CSA building.

Respectfully Submitted



Richard Matthews
Co-chairman