

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

December 10, 2019

On December 10, 2019, the 21st 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 (by phone) and Peter Vairo (by phone)

Absent

Larry Movshin

Ex-officio, Present

Ryan Kash, land use monitor

Staff

Dave Risk (present briefly, at the committee's invitation)

Call to Order

The meeting was called to order by Co-chairman Matthews at 8:58 a.m. EST. He verified a quorum was present.

Approval of Minutes

The minutes of the LUMC meeting of November 12, 2019, were approved unanimously.

New LUM

Kash, the newly hired land use monitor, was welcomed and committee members briefly described their individual backgrounds to him.

Trees

Guazzo initiated a discussion that led to differentiating that a fallen tree not removed from a residential property is possible cause for LUMC action, but not a leaning tree or one whose branches cross over above another property. Per committee consensus, Kash is to draft a statement along these lines as information for property owners.

[Risk entered the meeting at 9:08, just as the discussion began, participated in it, and left at 9:29, just after its conclusion.]

Smartwebs

Kash said he is ready to work with the new online property monitoring system but CSA has set no specific date yet for its implementation. At Guazzo's suggestion, Kash and Kotler are to work with CSA toward system initiation.

New Rules and Regulations

Following up on the land use rules and regs draft given to J.R. Richardson for potential ARB approval, which Stevens said is still pending, Vairo moved (Stevens seconded) that the committee also draft a set of rules and regulations based on the 2010 CSA ones posted on www.seapinesliving.com. This draft would go to the CSA and ASPPPO boards for approval. The motion passed unanimously.

The drafting process should explore enforcement, Guazzo suggested: What are the options? What has been used? What can be used? Would the Sea Pines boards agree to reasonable fines as doable without a referendum? What enforcement powers exist specific to ASPPPO, to CSA and to ARB?

Stevens is to follow up with Richardson after Christmas.

Encroachment

At the emailed request of Co-chair Movshin, the committee discussed whether it should become involved in a nearly completed bulkhead project at 40 Sandfiddler Road. Rasch moved (Vairo seconded) to declare that such an issue is outside the scope of the LUMC, which has no mandates regarding new construction, surveys of neighbors or encroachment issues. The motion passed unanimously.

88 Lawton Road

With the committee assenting by consensus, Matthews recommended that a tour of this problem property be arranged for all members of the ASPPPO and CSA boards, followed by seeking their approval for litigation to require remediation. Vairo is to be on the after-Christmas tour.

Other Problem Properties

Kash suggested, and committee members agreed, that a top priority for him is to address the most serious and long-lasting cases he inherited from previous LUMs. These include 41 Acorn Lane, 55 Baynard Cove Road, 85 Governors Road, 11 Long Marsh Lane, 18 Spanish Moss Road and 21 Wisteria Lane.

A committee discussion clarified that Kash can discuss with property owners, including in person and via email, new as well as continuing property problems, but that (1) he needs to make a file note whenever he does so and (2) all communication to owners regarding remediation specifics are to be in mailed letters (as stated in section 3, "Identified Property Sequence of Actions," of the Sea Pines Land Use Standards and Procedures).

Unfinished Business

The committee again discussed roadside barriers installed by residential property owners, chiefly to keep vehicles off. Stevens is to explore with ARB whether these are considered to be structures and thus under ARB jurisdiction.

New Business

This being his final meeting as a member and a chair of the committee he founded, Matthews received an extraordinary send-off.

Adjournment

With unanimous consent, Matthews adjourned the meeting at 10:46 a.m. The committee's next meeting has yet to be scheduled.

Respectfully Submitted

 Dawn
Guatco

15 Jan 2020

