

Association of Sea Pines Plantation Property Owners, Inc. (ASPPPO)
Community Services Associates, Inc. (CSA)
Land Use Management Committee Meeting
December 8, 2021

On December 8, 2021, the 43rd regular meeting of the SPPOA-CSA Land Use Management Committee took place via video conference call.

Committee Members Present

Sam Bennett, Alex Cruden, Karen Gay, Dana Guazzo (co-chair), Susan Johnson, Chuck Kotler, Charlie Miner (co-chair), Martha Mustard, Cathie Rasch, Lee Stevens, Jonathan Suhre and Ed Warner

Absent

Chuck McCray

Ex-officio, Present

Ryan Kash, land use monitor (LUM)

Also Present from CSA

Sandra Archer, Russell Fredericks and Amanda Sutcliffe-Jones

Call to Order, Opening Business

The meeting was called to order by Guazzo at 9:02 a.m. (Eastern) with a quorum established. Minutes of the previous meeting (November 10, 2021) were unanimously ratified.

Parking Policy at Short-Term Rentals

Guazzo acknowledged, with appreciation, CSA adoption of a new policy to regulate parking on and near short-term rental properties. Bennett said owners and management companies of most of those properties have been notified about the policy, which is to take effect January 1, 2022. He said he expects the CSA Board of Directors will soon incorporate the policy into the Sea Pines Land Use Rules and Regulations as a revised Rule 9.1, whereupon it would be posted on www.seapinesliving.com.

Guazzo noted that suggested wording for the policy/rule was provided by a rapid-response LUMC task force.

88 Lawton Road

Bennett reported that CSA has filed, with the appropriate judge, a motion to hold the property owners in contempt of court.

The Committee's Future

Bennett began discussion of this topic with a tribute to Guazzo's work, dedication and leadership that ranged from inspiring the creation of the LUMC to co-chairing the committee during 2020-2021. He said she and the committee filled an important void previously unaddressed by CSA.

Guazzo thanked Bennett, and emphasized that many others played key roles in the development of land use management in Sea Pines. She noted:

In the fall of 2017, as a homeowner she had raised the issue of a specific problem property with the ASPPPO board. The board, led by its then-president Miner, created a task force to investigate the issue. Task force members Dick Matthews, Peter Vairo, Cruden and Guazzo produced a report in March 2018 that summarized land use management within Sea Pines and recommended actions that could be taken to address the gaps identified. Subsequently, the ASPPPO board created the ASPPPO Land Use Management Committee and allocated funds that enabled the part-time land use monitor position to become a full-time position. Soon thereafter, the CSA board voted to join with ASPPPO in jointly chairing the LUMC, whose painstaking work culminated in the current Rules and Regulations.

Guazzo also acknowledged the crucial, dedicated and professional work of land use monitor Kash.

Bennett then talked about the committee's future. Pending expected approval by the CSA board early in 2022, he said that the LUMC would be a CSA committee only, and that ASPPPO (now d.b.a. Sea Pines POA) would no longer provide a share of LUMC financial support. Bennett said this arrangement was concluded after discussion with Sea Pines POA President Paula Scanlon and scrutiny of state law regarding the administration and covenants of gated communities.

He asked if all the members at the meeting would be willing to serve on the next version of the committee. The response was a unanimous affirmative.

Problem Properties

Kash reported that owners of two long-neglected properties — one in Greenwood Forest and one in Lawton Woods — who have repeatedly failed to fulfill notices to mitigate have now received notices of fines due.

Property Report

Since last month's report, Kash said, he issued 43 violation notices, all of them relatively routine.

Roadside Barriers (Rule 7.3)

Stating that certain residential owners in Sea Pines have obvious needs for preventing vehicles from parking on the CSA right-of-way that adjoins their property, Cruden moved that an LUMC task force research and recommend one or two specific, attractive and safe kinds of barriers that CSA could approve. As an example of such properties, he cited the residences across Plantation Road from the Lawton Stables. He said the long-established CSA mailbox system provides an example of how a roadside need can be fulfilled in a consistently harmonious way and at a reasonable cost to homeowners.

Fredericks noted some hurdles to CSA implementing such a barrier system, and Stevens suggested that a third-party contractor could be an agent. Guazzo suggested passive horizontal measures could also be considered, e.g. gravel.

The vote on the motion to create the task force was unanimously in favor. After asking who was interested, Guazzo appointed Cruden, Gay, Johnson, Stevens and Warner to the task force.

Bicycle Storage (Rule 7.4)

Citing a need to address two questions, Stevens moved to recommend amending the rule. One question is why (under the current rule) it's OK to have bikes parked visibly during some months but not during others. The other is how can owners of properties that lack any practical out-of-sight bike storage space comply with the rule.

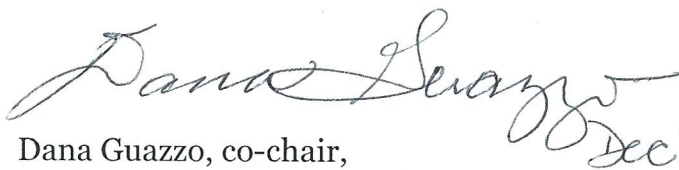
After discussion, the committee unanimously approved a recommendation that the CSA board approve changing the last sentence of the rule in this way:

~~Temporary storage~~ **Storage** of bicycles in public view ~~during the months of April through September~~ may be ~~permitted~~, **allowed** if such bicycles are stored neatly, as far from the road as possible, and in a location that does not block walkways or create a safety hazard.

Adjournment

With unanimous consent, and indicating this would be the final LUMC meeting of 2021, Guazzo adjourned the session at 10:05 a.m.

Respectfully Submitted



Dana Guazzo

Dana Guazzo, co-chair,
Sea Pines POA board member

Dec 29, 2021