

Dear Sea Pines Neighbors:

This is a brief report of the January 28, 1989 meeting of the Facilities Management Board. The members of the F.M.B. are to be commended for their commitment as all were present with the exception of our Chair, Bernie Phaneuf who we hope is enjoying a change in Florida. We missed you, Bernie.

Charlie Phillips reported for the Grounds and Maintenance Committee that plans are underway to repair four decks this Spring; a new maintenance trailer has been purchased with approval of the Board; and bids are out for major repair of one chimney. The latter item elicited several discussions and one motion. The motion passed by the Board was that the Grounds and Maintenance Committee would be responsible for arranging systematic, regular inspection of all chimneys, hiring the personnel to undertake this task and submitting the bill as a regular budget item. Records of past inspections are erratic and therefore fire safety is a concern. Methods of informing and seeing that home owners follow through, where necessary to have chimneys cleaned, is to be determined.

Two other concerns regarding fire safety for all units were brought up by the Grounds and Maintenance Committee to be discussed at the next meeting, March 18, 1989. They were the use of free standing wood-burning stoves in any unit and the use of any type of barbeque grills on second floor decks. The Committee will investigate the implications of wood-stoves particularly on chimney deterioration and on our insurance.

Insurance Committee Chair, John Phelan reported the recent investigation by the Committee on insurance estimates. The Board approved the continuance of our policy with Hanover and asked John to complete the final agreement re amount of coverage. It appears that this renewal along with other insurance will be approximately \$1,300. less than budgeted. -- Always good news.

Finance Committee Chair, Bob Grogan distributed an up-date 1989 Sea Pines approved budget.

Managing Agent, Chip Clark reported on leases, a sale, (approved by Board) and general amount of overdue accounts. Since home-owners with overdue accounts have been duly notified, Chip was to seek legal action in one case.

On examination of the By-Laws on Article VI, Section 13, Additions, Alterations or Improvements by Home Owners, the Board asked Paul Saint to submit at the next meeting of the Board the appropriate change in the stipulation of number of days necessary

February 2, 1989

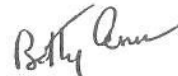
to respond to a request and other language changes or clarifications. Paul will be in contact with Dave Woods who is working on consistency in our By-Laws. It is planned that this change will be brought to the home owners for vote at the annual meeting in May.

The firm of Sherman, Kelly and O'Brien were approved for conducting the annual audit and preparing tax returns.

Betty Ann Liddle reported on a survey sent to home owners in Phase I, regarding the potential change in the street name, Landing Lane. She received 29 responses from a potential 36-37 owners. 20 responses did not want a change in name and 1 was indifferent. After contact with the Planning Board for the Town of Brewster, Betty Ann reported there will be an open public hearing scheduled in March on this issue. It should be noted to all home owners at Sea Pines that new numbers will be installed on each unit in the very near future.

Lastly, the Board approved the plan submitted by the Grounds and Maintenance Committee to change the planned painting schedule for 1989 from Friendship to the Bluffs and Dunes due to Committee's assessment that there were more apparent needs in the latter areas.

On a quick drive through Sea Pines it appeared quiet and serene on a warm, for January, day.



Elizabeth Ann Liddle
Co-Chair, F.M.B.