

SEA PINES HOMEOWNERS ASSOCIATION

Dear Friends:

This is a resume of three meetings: Saturday, May 27, 1989, Special Meeting in Lieu of 16th Annual Homeowners Meeting; Sunday, May 28th; and the reorganization meeting which followed the annual meeting.

The change of Managing Agents has unfortunately occurred again. Chip Clark had been doing a terrific job in a diligent and friendly manner, we will all miss him.

Our contract and the others owned by Chip and Trainor Associates has been sold to Consolidated Management Associates, Inc., still C.M.A.

Please continue all monthly payments and communications to the same office which will be used by our new Managing Agent. 896-8300 C.M.A., P.O. Box 270, 84 Underpass Road, Brewster, MA 02631. Rick DeSimone is our representative here.

The new Managing Agents introduced themselves: CONSOLIDATED MANAGEMENT ASSOCIATES, INC., (617) 237-7369 -- President John P. Panagako, Executive Vice President Christopher E. Mellen and Property Manager Richard DeSimone. Their other phone is (800) 462-7800 with 24-hour coverage. They explained that the only major change would be the way records are kept -- bill paying and accounting would be taken care of in their Wellesley office, but they stated the original bills could be filed on the Cape. They discussed in detail their accounting procedure. Richard DeSimone (Rick) would be the field supervisor working with maintenance, etc. and will not have administrative duties.

The following slate was elected to their Phase Boards. Each Phase Board has seven members and these new members fill the expired terms of members being replaced.

	TERM	OFFICE	UNIT	PHASE
Betty Ann Liddle	3 years	Board of Managers	2-G	I
Joseph Herlihy	3 years	Board of Managers	5-J	I
Shirley Marden	3 years	Board of Managers	9-H	II
Louise Sullivan	3 years	Board of Managers	8-F	II
Betty Phillips	3 years	Board of Managers	6-B	II
Robert Shells	3 years	Board of Managers	F-3	III

Allan Hendricks	3 years	Board of Managers	D-7	III
Evelyn Donnelly	3 years	Board of Managers	F-8	III
Herman Kraft	3 years	Board of Managers	K-9	IV
John Phelan	3 years	Board of Managers	B-14	IV
Norton Hirsch	3 years	Board of Managers	O-5	IV

The following people were elected to represent you at the Facilities Management Board. Total 12 members with 3 members from each phase.

PHASE I Betty Ann Liddle, Phase President
 Joe Herlihy
 Frank Pease

PHASE II Frances Malone, Phase President
 Paul Saint
 Louise Sullivan

PHASE III Bernie Phaneuf, Phase President
 Dick Nelson
 Bob Sheils

PHASE IV Jim Fowler, Phase President
 Hy Kraft
 John Phelan

Betty Ann Liddle was elected Chairperson of the F.M.B.

Memorial Day evening I walked from Friendship Lane to Landing Lane. I picked up the following items:

- One Empty bubble gum package
- One Empty package of Marlboro Cigarettes
- One Pair clean baby pants - size 6
- One Twin Ring Ding package
- One Empty package of Windsor Cigarettes
- One White paper napkin
- One Cumberland Farms match booklet

Please pocket your trash and remember to pick up after your dog.

I called Charlie Phillips, as I felt he had some excellent comments at the Annual Meeting, to see if he wanted me to print any of them, here is his list:

1. Please place your car in your garage whenever possible to alleviate parking problems.
2. Please drive at reduced speed for safety.
3. Bicycles are allowed only on roadways, not paths or

other common ground.

4. Skateboards and roller skates are not allowed anywhere in Sea Pines.
5. We have a very talented and diligent maintenance crew at Sea Pines, please don't interrupt their work with chit chat, nor should you complain to them. Contact your Grounds Committee Phase Representatives: Phase I - John Lobingier, Phase II - Charlie Phillips, Phase III - Evelyn Donnelly, Phase IV - Hy Kraft, or the Managing Agent or your Phase F.M.B. Members.
6. We are looking for volunteers to participate in our Grounds Committee meetings, if you are interested contact the Chairman of the Grounds Committee - Charlie Phillips or Co-Chairman - John Lobingier. We would appreciate temporary summer residents also.

**** A foot shower has been installed on the beach path with a cross arm to lean on as you replace your footwear.

**** Painting on the waterfront and Dunes is about 50% completed.

**** Our delinquent monthly payments stand at four owners over thirty days, letters have been sent to them and late charges are accruing. One owner is now over 120 days overdue and is being pursued for payment.

**** Our new numbering system has been completed. These numbers now correspond to the bold print of your 1989 Sea Pines Directories.

**** Our deceased members this year were: Ernest Dillon, Raymond Pike, Ruth Walker and Charlotte Webber. We send their families and friends our condolences.

Hans Marum gave an excellent presentation on how to fight the tremendous increase costs of electrical service by ComElectric. We have lost the big user rate that all electric homes had in the past. Electric bills have increased from 40% to 80% and in some cases more during the cold months. This is an impossible and unfair condition. Here are Hans' recommendations:

IF YOU ARE ANGRY AND DISGUSTED WITH THE TREATMENT WE HAVE BEEN GIVEN BY COMMONWEALTH ELECTRIC, THEN JOIN US.

IRATE is a group of Cape Cod citizens who have banded together to fight against the greed of COMMONWEALTH ELECTRIC and the indifference of the PUBLIC UTILITIES COMMISSION. We have an intervenor who has legal standing to present

evidence at the evidentiary hearing and to take an appeal directly to the SUPREME JUDICIAL COURT. We have an attorney with vast expertise in these matters who will serve and guide and fight for us as legal counsel throughout this process. We have the determination to carry this through as far as we must to correct the present state of our electric bills.

We welcome everyone who wishes to join us. Our initial meeting had almost three hundred people express willingness to contribute. Their thinking was that a contribution of fifty dollars per household will give a war chest which can finance whatever needs to be done. People who can afford only a smaller amount should send what they can afford. Any leftover funds will be returned on a pro rata basis to those who contribute. JOIN US and we can WIN this fight.

If you have any questions, call HANS MARUM at 896-6275 or TOM LAWSON at 896-3133. Please make checks payable to IRATE and send them to the Cape Cod Bank and Trust Company, Box M, Brewster, MA 02631.

I wish to thank everyone at Sea Pines for the help I received while serving on your F.M.B. Please give your new Chairperson Betty Ann Liddle your full support.

Sincerely,

Bernie

Bernard V. Phaneuf