

SEA PINES HOMEOWNERS ASSOCIATION

August 27, 1989

Dear Homeowners:

Thank you so much for your cooperation in submitting a newly requested ballot for a vote on the By-Law change. Your overwhelming positive response allowed each phase to obtain 75 percentage or more in a large majority support of the By-Law change. Therefore as of the August 26, 1989 Facilities Management Board Meeting, I was able to announce the new By-Law change. The major area you should be aware of is "The Board of Managers shall have the obligation to answer any written requests of a Unit Owner's Unit within sixty (60) days after such request and failure to do so within the stipulated time shall constitute a consent by the Board of Managers to the proposed addition or alteration." This action goes into operation as of 8/26/89 and will be officially registered with the Registry in Barnstable County as a change in our By-Laws for each phase.

Herb Lipson is to be congratulated for his persistence over several years in working with the Conservation Commission in the Town of Brewster to gain permission to mechanically clean our beach. After a meeting with the Commission with many homeowners in attendance and Jerry DuPont as spokesperson, we have obtained permission to clean the beach, 800 feet, twice a month between Memorial Day and Labor Day. There are several regulations we have to meet, but permission and a trial run was carried out on August 24th of equipment and time. Since then we have had the worst seaweed inundation of the season! We will do our best.

John Phelan, Chair of the Insurance Committee presented a substantial report on our insurance coverage. It is now clear that we have an "all-in" policy which includes interior walls. Note, not wallpaper, paint. Also includes doors and windows but not replacement of windows for example. Raymond Roy and John are investigating a more inclusive policy that would include floor covering, appliances etc. which could save homeowners money. A full report on insurance coverage will be sent to Homeowners in the near future. IT SHOULD BE NOTED that no alterations or additions to basic units are covered by our present policy. If you make additions or alterations or bought a unit that was altered these areas are not covered in the Sea Pines policy. This would include such areas as new stairwells, expansion or additions of rooms and bathrooms in attic space or attached garage, or complete revonation or removal of wall structure within the unit for example.

The regulation put into effect by the Facilities Management Board on November 19, 1989 that no variance for exterior change in unit structures would be accepted was terminated by a vote of the Board. All variance requests should now be submitted to the Grounds and Maintenance Committee as in the past. (see forms, process necessary). A Committee was appointed by the Chair to report in 90 days on recommendations concerning the responsibility of the Grounds and Maintenance Committee and the Board regarding major external structural changes. The Committee consists of Joe Herlihy, Chair

(Phase I), Paul Saint (Phase II), Bernie Phaneuf (Phase III), Jim Fowler (Phase IV), and Hy Kraft (Grounds and Maintenance Committee).

The Management Study Committee reported that they had received as of 8/25, five (5) management bids as a result of their work. The Committee plans to make recommendations to the Board at the September 23rd Meeting of the F.M.B.

I wish to thank Mary Earley and her Special Events Committee for the lovely end of the summer party on Saturday night. It is always nice to see new faces, meet new old and new friends and look forward to another summer at Sea Pines. The cool, clear nights and days these past few days make all of us think of the new season to come plus for many of us, myself in particular, back to the job and only the joy of week-ends at Sea Pines.

A wonderful end of the Summer and the best for the Fall to all.

Betty Ann

Betty Ann Liddle  
Chair, F.M.B.