

SEA PINES HOMEOWNERS NEWSLETTER

October 3, 2007

Dear Neighbors,

The FMB met on September 29th. Please keep in mind Larry Huller and George Pierce. Both men are in ill health and their long-time contributions to the well being of Sea Pines has left many owners worrisome and missing them. Thanks to Frank Pease for providing me the notes for this newsletter, as I was absent due to illness.

Reports

Our Treasurer has reported that year to date we have a deficit (\$30,000) due to higher than forecasted legal fees. We are awaiting the reserve study by Noblin and Associates before deciding how to fund the reserves and otherwise handle this deficit. The Budget Committee will draft a budget this month for Calendar year 2008. At that point the FMB will have a better understanding on how to solve the negative cash flow.

There were no substantive reports from the Grounds and Maintenance Committee and the Bluff Committee. There was no report on legal matters other than an observation that the Board does not anticipate substantive legal fees the rest of this year for the matter of beach rights.

The Clubhouse Committee raised the possibility of improving the exercise room by expanding into the library; the projected cost is around \$6,000. After discussion, the FMB asked that the Committee survey all owners with a draft proposal.

The Pool Committee submitted a few revisions to the Pool Rules. After discussion, the Board approved amending the rules to exclude the use of small toys in the pool. The Board also allowed that the closing time will remain at 9pm, not the owner-requested 10pm. The FMB emphasized that adults *must* supervise their children and/or guests who are under 16 years of age.

The contract for the pool area renovation has been completed and signed. Work is expected to begin later this month.

The By-Laws Committee will develop a schedule of fines for owners who abuse rules and regulations. The early focus will be directed toward owners who fail to abide by the rules to submit a request to rent a unit and for renting outside the time regulations.

A proposal to permit the regulated posting of Open House signs within Sea Pines was presented, based upon rules used at King's Landing. A proposal designed for Sea Pines will be generated and presented at a future FMB meeting for consideration.

A discussion occurred about the resolution of the request to add dormers. It was decided that the FMB has the legal authority to permit or deny such common area variance requests. If such a request is made in the future, a carefully considered decision will be made by the Grounds Committee and FMB.

Notice to Boat Owners: All boats and trailers must be removed from the Clubhouse area by November 1, 2007. This is especially important this year as the area all around the pool will need to be cleared due to the pool area renovation.

Notice to all owners: Please remove beach chairs, floats, etc from the beach storage shed by October 8 for its annual cleaning. Items remaining after this date may be discarded.

The next FMB meeting will be Saturday, October 27 at 8:30am in the Clubhouse.

For the FMB,

Jim Dalton