

SEA PINES HOMEOWNERS NEWSLETTER

December 9, 2007

Dear Neighbors,

The Facilities Management Board met in the Clubhouse on December 1 from 8:30am to 2:30pm. The FMB usually meets at 8:30am on the last Saturday of each month, unless otherwise noted. These meetings generally are well attended by owners. The following meeting dates have been established for 2008: January 26, February 23, March 29, April 26, May 24 and May 25 (annual meeting.) The next FMB meeting will be on January 26.

Reports

1. Our Treasurer has reported that expenditures have remained at budget levels with one exception – a \$40,000 over run in the item for legal fees.
2. The Grounds and Maintenance Committee reported. Work in the pool area is well on its way toward completion and will be finished in the spring after the stonework has settled. Repairs of rubber roof decks are needed for sixteen waterfront units.
3. The Bluff Committee is working to comply with the Brewster Conservation Committee's request for more information on cuttings in the past – recent and otherwise. The Committee plans to present this information to the CC by late January.

The Bluff and Grounds committees have addressed concerns with changes to the area encompassed by the jurisdiction of the Brewster Conservation Commission on the Bluff. The Board stipulated that owners must obtain a "Variance" from the Grounds Committee before conducting work in the common areas.

4. The Clubhouse Committee reported that the Huller Family has donated an exercise bicycle. The matter of type and placement of new mailboxes was also discussed.
5. The Rules and Regulations Committee raised the matter of handling problems with tenants. A schedule of fines along with the rental form that owners must submit to the FMB when renting to tenants will be mailed to owners. The FMB will address each alleged transgression by owners as they occur. The schedule of fines is effective as of January 1, 2008.

Frank Pease agreed to draft a statement regarding storage of boats and trailers.

6. The Insurance Committee reported that our carrier will not pay more than 125 percent of the statement of value of the building. Clarification is required to determine the extent to which improvements are included in the "statement of value". Discussion, with no resolution, addressed whether the rate of compensation at \$105 per square foot is sufficient.

Contracts and "Stuff"

The FMB approved two contracts with Whitten Landscaping, one for snow plowing, the other for landscaping in the amount of \$109,759 covering three years through October 2010.

Contracts are being considered for Rustoleum treatment of thirty-six chimneys, and shrub replacement for Landing Lane. Preliminary discussion with Mercantile's management raised the matter of the cost to replace a vehicle that serves the complex.

The Board approved rules for signs announcing "Open House".

Budget for 2008

The FMB approved the 2008 budget. Maintenance fees will rise by approximately 2.9 percent.

Scribe's note

If there are key matters that affect the well being of Sea Pines, then please let me know and I will announce them here. Of course, I remain the sole arbiter of what is relevant. I have only limited access to other relevant information and I need you to provide relevant data. But keep submissions to facts that affect our sense of community. Email me at jdalton7@comcast.net or call me at 781-642-1460.

Happy Holidays and remain healthy!

For the FMB,

Jim Dalton