

August 27, 1986

Dear Sea Pines Neighbor,

This is a brief report on the Facilities Management Board meeting held at the clubhouse on Saturday, August 23, 1986.

1. The FMB thanked the Special Events Committee (Joe Stukas, Chairman) for putting on the Beach Party earlier this month. They are sponsoring an End-Of-Season Cocktail Party at the clubhouse next Saturday evening at 5:30 p.m.
2. It was reported that "Office Hours" held by the FMB on Saturday mornings August 2nd and 16th at the clubhouse had no response; no one came to either 2-hour session to seek information or make comments.
3. The Security Committee (Bob Sheils, Chairman) reminded all owners that keys to the pool, clubhouse and beachhouse should not be given to non-owners, other than tenants, and those should be retrieved from the tenants upon completion of the rental period.
4. The report given by the Grounds & Maintenance Committee (Fred Nichols & Joe Stukas, Co-Chairmen) included a notice that the rear area in the trash sheds will be cleaned out next month; anything there will be taken to the dump. This is a one-time clean-up; if you have something "stored" there, remove it, or it will be gone. The trash sheds are for day-to-day trash and garbage only; larger items of any nature should be disposed of by the homeowner in another manner, e.g., taken to the town dump.
5. The FMB voted to have the Grounds & Maintenance Committee survey our grounds and prepare a list of those areas which need more lighting, for consideration when we prepare the 1987 budget.
6. The Beach & Boating Committee (Jack Cartier, Commodore) asked that owners help keep the beachhouse storage rooms orderly, and obey the rules which direct that no boats be stored in the beachhouse, and that all items stored there be marked with the owner's name and unit number.
7. The Managing Agent spoke about some recent problems with the septic systems in Phases 1 and 4. Repairs have not exceeded budgeted amounts for 1986 for this type of problem, but further problems will cause an over-run of the amount we expected to spend in this category of repair during 1986.
8. The FMB reviewed the contract with the Managing Agent; the document is 10 years old, and needs substantial revision to properly reflect the duties involved. Past FMB Chairmen, Lobingier, Malone, Pease and Sheils were appointed to prepare a draft of a revised contract and job description for the approval of the FMB.
9. The FMB voted that upon approval of the contract draft referred to in the above, it be sent to our Managing Agent, CMA Corp., inviting them to continue in that position.

Best regards,

Frank W. Pease, Chairman
Facilities Management Board
Sea Pines Condominium