

February 11, 1988

Dear Homeowner:

This is a brief resume of the January 30, 1988 F.M.B. meeting with some alerts to you as homeowners.

The Grounds and Maintenance Committee as well as our maintenance personnel are to be commended for the careful inspection of all homeowners' condos during our recent deep freezes. As a result of their thoughtful work we did not have any major problems. Homeowners need to make clear to any plumber winterizing their unit that the complete water system must be drained. A few places were found where the water had only been turned off by the plumber.

A full inspection of our sewage system was done in January. The system was found adequate, but the Grounds and Maintenance members request that all owners conserve on using kitchen disposals at peak residence times, e.g., July and August. This is particularly true in the cluster areas. Overuse could easily overtax our sewage system. Your cooperation will be appreciated.

The Board voted to delete 12C in the Reasonable Rules and insert the following: "Any plantings placed in the common area become the property of the Association." This is not a new regulation but rather clarifies the policies we have been operating on as an Association (See President's letters of 1985 and 1986). After receiving permission to install plantings on common areas it should be clear that it is the Association's responsibility alone to maintain those plantings . . . these plantings become common property. For those interested you should be aware that the Grounds and Maintenance Committee is seeking bids for a new landscaper for Sea Pines.

You may wish to know that the Management Company Survey Committee of the Board presented its report at the December 1987 Meeting and a written report was submitted at this meeting. I am sure Bernie will be glad to share this report with interested homeowners.

I wish to thank Committee Chairs for their reports on the responsibilities of each Committee. A small group selected by the Chair will work on these reports for consistency of language and form. This project of recording responsibilities will help present and future chairs of Committees at Sea Pines understand its tasks and therefore further support the systematic functioning of the Association for the benefit of all of us. It is rewarding to see how many homeowners are active in the smooth operation of Sea Pines. The "small group" will report at the February meeting.

The F.M.B. approved that a Finance Committee Report would be presented at each monthly meeting of the Board. In this way all members may be informed of the Association's financial status.

It is now time for nominating committees of each phase to begin seeking potential phase officers. I wish to encourage any homeowner who wishes to become active in the operation of the phase or a member of the Facilities Management Board to be in touch with your phase president. The president in turn will submit your name to the Phase Nominating Committee. Don't be shy!

Phase Presidents: I. Elizabeth Ann Liddle III. Bob Shiels
 II. Charlie Phillips IV. Hans Marum

In substituting for Bernie for this meeting, I was only briefly at Sea Pines, but a quick impression is one that everything looks well and there appears to be no major problems.

Elizabeth Ann Liddle, Vice Chair, F.M.B.