

Dear Neighbor:

Your Facilities Management Board met yesterday and the following is a summary of that meeting.

Grounds and Maintenance Chairman, Charlie Phillips reported five decks are in the process of being repaired. David Paskell has retired and has been replaced by Jeff Harrington. Applications for summer help are being screened and bids for landscaping and painting are being solicited. Chimneys will be inspected March 21st and 22nd.

Security chair person, Vera Fields has been charged by the Board to request added tours of Sea Pines by the Brewster Police Department, and also to search for names of qualified people for front gate guard work as well as to have home owners volunteer for front gate guard and beach checks.

Vera, as chair person of the renumbering system informs us that numbers will be placed on all units as soon as possible. These numbers are the ones approved by fire, police and emergency service of Brewster. **THESE NUMBERS CORRESPOND WITH THE NUMBERS in bold type on the right of the 1989 Sea Pines telephone directory.**

The FMB voted that garage door repairs and maintenance are the home owners responsibility. Painting of garage door and front doors will be done at the regular painting times by the Association. The Board felt this policy was consistent with the policy on front doors and sliders.

The use and installation of inside, free-standing wood or coal burning stoves has been prohibited for a one year period beginning March 18, 1989 to allow alternate heating methods to be studied. This motion was passed by the Board and is now in effect.

ComElectric has eliminated their special rate for all electric homes. The results are devastating. My electric bill for December under the new rate schedule would be sixty per cent higher than last year. This comparison of cost was done by ComElec. Your Board strongly recommends that all homeowners write to ComElectric President James Donovan, 489 Willow St., Yarmouth, MA 02664 or tel. 1-800-642-7070 and also Consumer Division, Massachusetts Department of Public Utilities, 100 Cambridge St., Boston, MA 02202 or call them at 1-800-392-6066. Everyone please call or write.

March 19, 1989

Your Board approved a By-Law change which follows. This will require a two third majority vote from each phase to be accepted.

PROPOSED CHANGE IN SEA PINES ASSOCIATION BY-LAWS:

SECTION 13. ADDITIONS OR ALTERATIONS BY UNIT OWNERS:

"No unit owner shall make any structural addition or alteration to his Unit without the prior written consent thereto of the Board of Managers. The Board of Managers shall have the obligation to answer any written request by a Unit Owner for approval of a proposed structural addition or alteration in such 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.

Any application to any department of the Town of Brewster or to any other governmental authority for a permit to make an addition or alteration to any Unit shall be executed by the Board of Managers only without, however, incurring any liability on the part of the Board of Managers or any of them to any contractor, subcontractor, or material-man on account of such addition or alteration, or to any person having any claim for injury to person or damage to property arising therefrom."

Chip, our Managing Agent, will survey and select the best available place for our annual meeting. The Board thought that a better place may be available.

Each Phase Nominating Committee must get the names of their nominees to our managing agent by April 15th.

To make the election control easier it would be appreciated if you use a proxy, please select someone in your phase to vote your proxy.

Sincerely,

Bernie

Bernard V. Phaneuf
Chairman FMB