

June 3, 1991

Dear Neighbors:

The Special Meeting in lieu of the 18th Annual Meeting was held May 26, 1991. A quorum of all Phases was present shortly after the meeting was begun. A moment of silent reflection was held for Ben Covino, Peg Crosby, and Dorothy Price, who past away during the year.

John Lobingier, co-chair of the Grounds and Maintenance Committee highlighted the various projects accomplished during the year.

- Painting
- Chimney repair
- Siding and leaks
- Clubhouse upgrade with the addition of a new exercise room

Bob Grogan presented the financial report for Sea Pines.

At this point, a quorum of all Phases was present and the minutes of last year were accepted. The meeting proceeded to elect new members to the various Phase boards.

PHASE I

Robert Leone  
Carol Smith  
Dorothy Pendergast

PHASE III

Richard Nelson  
Bernie Phaneuf

PHASE II

Fred Price  
Elliott Stone

PHASE IV

Jim Fowler  
George Levitt

Under other business, a motion from the floor by Frank Pease that the Grounds and Maintenance Committee have only one F.M.B. board member on it was amended, after discussion, to reflect the motion as a suggestion to the new F.M.B. board. Voted and passed.

A hearty round of applause was given to Betty Ann Liddle for her two years as Chair of the F.M.B.

The Phase board members then retired to the four corners of the auditorium to vote for President of each Phase. They chose two members in addition to the President for representation on the F.M.B. board. The results were:

PHASE I

Carol Smith - President  
Robert Leone  
Richard Rose

PHASE III

Bernie Phaneuf - President  
Bob Sheils  
Evelyn Donnelly

PHASE II

George Malone - President  
Betty Pease  
Louise Sullivan

PHASE IV

Jim Fowler - President  
Larry Bernhardt  
Hy Kraft

The meeting was adjourned at 11:30 a.m. with the new F.M.B. members meeting at the Clubhouse to elect officers of the F.M.B. for 1991-92. The results were:

Chairman - Jim Fowler  
Vice Chairman - Bernie Phaneuf  
Treasurer - Bob Grogan  
Secretary - Vera Fields

Members and chairman for the various standing committees at Sea Pines were solicited and formed. The starting members are:

Grounds & Maintenance - John Lobingier/Larry Bernhardt  
(Co-chairs)  
Tennis - Floyd McDonald  
Pool - Irene Fowler  
Boating - Herb Lipson  
By-laws - Joe Herlihy  
Insurance - John Phelan  
Security - Vera Fields/Richard Rose  
(Co-chairs)  
Front Entrance - Judy Bernhardt  
Special Events - Ad hoc by various F.M.B. members  
and Beverly Smith  
Clubhouse - Vera Fields

These assignments are not complete; hopefully more full timers and summer residents will volunteer for committees where they can contribute. Active participation by committing whatever time you can is needed. Active committees are an important part of continuing to make Sea Pines one of the finest condominium complexes on the Cape.

Along the same lines, I feel as the new Chair - F.M.B., that the board needs to continue to set appropriate policy for our managing agent, Mercantile Property Management and the various standing committees. This can be accomplished by being responsive to homeowner's needs by measuring these needs against the complex as a whole. This dynamic balance is not easy to maintain with 151 unique families.

Establishing common goals for the various committees and Mercantile will continue to require much consideration and thought.

Towards that end, I feel that an interim review of Mercantile Management's post-performance and future goals is needed. We are in year two of a three year contract and a review at this time will help us evaluate the course of maintenance, repair, and management of our complex. We can provide correction if needed and solicit input from Mercantile on appropriate projects or management practices that will make Sea Pines a better place to live.

This evaluation dialogue is timely, as I feel that the process of reserving for long term capital projects needs review. I have talked with Bob Grogan, the Grounds & Maintenance co-chairs and Mercantile about this and have scheduled a series of informal meetings over the summer to review and make recommendations to the F.M.B.

In closing, I wonder if we are missing a chance to utilize the hidden resources that the individual Phase boards could provide. Does it make sense to have a schedule of individual Phase meetings on a regular basis? These meetings could provide input to the F.M.B. reflecting homeowner needs from each Phase. Is the present method of electing members to the Phase board appropriate, maximizing the input and resource use present in each Phase? These are ongoing concerns for many Sea Pine residents that need to be addressed. I'm sure there are others. I'd like to hear from you if you have common Sea Pines issues that for whatever reasons haven't been heard or resolved. Some thoughts after a beautiful May 25 weekend at Sea Pines.

Regards,  
Jim Fowler, Chairman  
Facilities Management Board

P.S. Judy Bernhardt wishes to thank everyone who helped with the Front Entrance planting.

You're invited to attend the F.M.B. meetings starting at 8:30 A.M. in the Clubhouse on:

1991  
Jun. 29th  
Jul. 27th  
Aug. 31st  
Sept. 28th  
Oct. 26th  
Dec. 7th

1992  
Jan. 25th  
Feb. 29th  
Mar. 28th  
Apr. 25th  
May 23rd  
May 24th (annual meeting)