

September 21, 1992

Dear Neighbors:

September at Sea Pines - warm sunny days, cool nights, no crowds - has to be one of the best times to enjoy the cape. So far mother nature has spared us from the only downside to this season - tropical storms and hurricanes. Since 1886, Massachusetts has had nearly 400 hurricanes. Let's hope we beat the statistics this year.

Hurricanes are a major issue for us, and the Grounds and Maintenance group is putting a hurricane procedure together for Sea Pines. As soon as it is completed, we'll notify and pass out a paper on what Sea Pines will have in place.

I was unable to chair the August F.M.B. meeting, so Bernie Phaneuf took over my duties. The board interviewed and voted to use Robert Galvin, Esq. of David, Malin and D'Agostino, Boston as Sea Pine's attorney. Bob brings a wealth of condominium law experience and should serve us well.

The well digging project is proceeding with two of the five wells to be operative by October 23rd. The first two wells will be monitored for effectivity and based on these we will proceed with the other three.

The issues around flood plain insurance, and whether we're in a velocity/flood plain, continue. Judging by information received from various banks and realtors, we need to budget money to have a survey done. This issue will, hopefully, be resolved at the September 26th meeting.

The tennis court construction will finish this fall, with re-surfacing being held off until the next budget year. By re-surfacing in the spring of 1993, we can spread the cost over two budget years. The courts can still be used in the fall.

Charles Stuart, who did the original and interim reserving reports, will attend the September 26th F.M.B. meeting to review his report and answer F.M.B. questions.

I'd like to commend the legal search committee of Richard Rose, George Malone, Bob Leone and Al Hendricks for doing an excellent job.

Regards,

Jim Fowler - Chairman F.M.B.