

SEA PINES HOMEOWNERS ASSOCIATION

Today, March 25, 1995, we held our monthly meeting of your Facilities Management Board. I will try to bring you up to date and I hope answer a few questions that you might have.

The first question that has come to my attention is that some people feel that the special assessment that became due was improperly done. A group of people feel that our usual policy was a flat fee equal to all homeowners. This could of been construed from the letter we sent out stating that the first installment to all would be \$75 and you would be billed for the second installment. The reason this was done in this manner -- we were not sure at that time what the total assessment would be as the bills were not in. The actual policy of Sea Pines, an assessment is handled exactly as the total budget of Sea Pines. Each homeowner pays based on his or her percentage of ownership of their master deeds. Please accept our apology for this confusion.

Thanks to John Lobingier's good accounting we have some examples of this:

Year	Annual Fee	Special Assessment	Pct. of Annual Fee
1980	897	89.70	10%
1981	1031.52	103.15	10%
1982	1134.72	170.21	15% May
		170.21	15% July

A committee has been formed to study our rental rules and the methods of enforcement. This will be discussed at our April meeting.

Also the rules for the swimming pool, are being studied by our new pool chair person, Carol Austin. These will be brought to the April FMB meeting for discussion.

We are ahead of our work schedule on the cleaning up of our grounds due to the excellent work weather. The building maintenance schedule is also well underway. This year we plan to new roofs for Cluster 6 and 7 before Memorial Day.

Sincerely,

Bernie Phaneuf

Bernie Phaneuf
FMB. Chairman