

**SEA PINES HOMEOWNERS ASSOCIATION  
NEWSLETTER**

**January 31, 2008**

Dear Neighbors,

The FMB met on Saturday January 26. The reports of committees are summarized below. But several worthy news items follow immediately. We learned that Eloise Houghton passed away recently; she had been a long-time resident of Sea Pines and had numerous friendships with residents. Also, George Pierce has passed away after a very long illness; George rendered valuable assistance to our community through the wisdom, grace and judicial experience that he brought to the deliberations of the FMB. We also learned that Larry Huller has had to return for rehab and this latest disappointment sets Larry back four to six additional weeks; the FMB has sorely missed Larry's sardonic sense of humor and his constructive commentaries.

Bob Smaglia was appointed by the FMB to replace George Pierce as a representative from Condominium III; his term expires at the Annual meeting in 2010.

The FMB will not meet in February and the next scheduled meeting will be on March 29.

**Financial Report** Frank Fiorentino reported that there were no surprises for Calendar Year 2007 in the financials reported through December. Frank will Chair a committee to analyze the reserve account study submitted by Noblin and Associates. This committee will evaluate the report and analyze the needs that have to be addressed over the long run and to implement a plan for the immediate two-three year period. This committee will embrace Frank, Terry Milligan, Christopher Wroten, Frank Pease, Robert Orem, John Riccardi, Bob Wiesel and Steve Koppel. This committee plans to report its recommendations to the FMB at the meeting scheduled for March 25<sup>th</sup>.

**Grounds and Maintenance Committee** Carol Bernhardt reported on various conditions. (1) Sometime in the near future, the Commonwealth of Massachusetts will require owners to use new hurricane proof technology when replacing windows and sliders, a requirement that will increase replacement costs. (2) January has seen much work dealing with pruning of trees, removal of dead trees and stump grinding. Most of this work has occurred on Landing Lane. The committee is developing a proposal for the rest of the complex, but due to budget constraints, the bulk of this work is finished for the year. Nevertheless, if owners report dangerous situations, these problems will be addressed. (3) The Mercantile staff has been correcting wood rot problems for garages located near the waterfront.

Owners are reminded that when reporting matters such as burned-out light bulbs on the tall fixtures and adjusting sprinkler heads call Mercantile at 800-696-9449. Do not call Mercantile's employees located at Sea Pines; faster response occurs when calling the main office where processing of work assignments occurs.

**Clubhouse Committee** Barbara Sullivan reported that the "Second Annual Art Show and Welcome Cocktail Party" will be held this Spring. (We are hoping to witness the return of the art work that performed a "walk-about" last year.) The committee is also planning to poll owners as to desired changes for the exercise room.

**Pool Committee** Eileen Riccardi discussed the matter of enforcing rules, deck furniture and signage. (1) Owners again are reminded that glass containers are forbidden from the pool area – no exceptions. The rules are published on the website. (2) The budget will not support the major purchase of new deck furniture. Yet the committee will replace six umbrellas at modest cost. (2) Mercantile will purchase plastic signs for installation about the pool area. (3) The appearance of the pool area is remarkably improved after the construction in the fall. Most of the work is completed. Tasks remaining are placement of light fixtures, installation of plantings and “grouting” between the blocks on the decking.

**Rules Committee** Frank Pease presented some suggestions regarding the storage of boats and trailers on Sea Pine property. Frank is forwarding these thoughts, along with issues of concern expressed by several unit owners, to Steve Koppel who chairs the Beach and Boating Committee. The FMB will establish the rules in March when the latter committee submits its recommendations for storage and related dates. In the meantime, no boats or trailers are to be brought onto the property until May 15.

**Bluff Committee** I reported that our committee is preparing to submit an annual report to the Conservation Commission as required under the Order of Conditions effective June 2007. This summary will focus on the results of the pruning activities under this new order. J M O’Reilly and Associates is working with the committee to prepare the measurements that demonstrate that Sea Pines is in compliance with the Commission’s order. Messers Wiesel, Koppel and Dalton met on January 30<sup>th</sup> with the engineers and visited the Town Office for several hours of study of the records in the files of the Conservation Commission.

*This committee reminds homeowners that they must seek a variance from the Grounds Committee for any changes contemplated outside their respective residences, including changes to the Bluff area. The Conservation Commission (CC) has jurisdiction over Sea Pines property extending one hundred feet from the top of the Bluff. And any desired changes contemplated in that area must also come to the Bluff Committee for co-ordination and protection of the delicate relationship between the CC and Sea Pines.*

**Legal Matters** The Land Court of Massachusetts recently ruled that Sea Pines Homeowners Association owns the rights to the entire 1,100 feet of beach and that the homeowners on the two properties immediately to the west of Sea Pines and on the Bluff have easement rights to the beach. This ruling could change if the other parties to this matter appeal the decision. Please note that this interpretation of the decision is from the viewpoint of a layman.

**Revisiting Another Matter** The letter sent recently to the owners of units in Condominium IV evidently erred in stating that an “error” was made when the percentage of ownership was established for allocating costs. There was no error; the now former percentages were set by a vote of a majority of Phase IV owners in July 1995. With this new fee structure in place, the basis for allocating shares of cost is now the same for all four condominium associations.

For the FMB,

Jim Dalton