

SEA PINES HOMEOWNERS ASSOCIATION  
NEWSLETTER  
May 4, 2008

Dear Neighbors,

The FMB met on Saturday, April 26, 2008. The reports and comments from committees are summarized below.

**Financial Report:** Frank Fiorentino reported that the year-to-date expenditures are "doing fine." Sea Pines is moving toward completing the shortfall of two months of contributions to the reserve accounts. The FMB also approved delaying the painting of units along the waterfront that were scheduled for completion this spring. The expectation is that the new siding will be installed by next spring, and maybe even as early as this autumn. The timing depends on finishing the bidding process that will occur when Noblin & Associates finishes the "Plans, Specifications and Bid Documents" that were discussed in last month's newsletter. The funding for this scheduled replacement will come from the reserve accounts.

**Grounds and Maintenance Committee:** The scheduled work in Landing Lane is virtually completed. Mercantile's staff was applauded for their work in this area.

With owners beginning to arrive for the season, be reminded that approval for variances must be obtained from the Grounds Committee before any work can be initiated to alter property common to Sea Pines.

1. An owner cannot perform landscaping without a variance approved by the Committee.
2. Variances must be approved for any structural work affecting the "inside" of an owner's structure and "outside" work dealing with windows and sliders.

You can go on line for the forms and follow the directions for filing. There is a short form that can be filled out for such items as new cabinets and new carpeting; this function is a simple notification. The longer form is needed for work other than replacement of such "decorative" items. Failure to obtain an approval before work progresses will result in a fine of \$10 per day that begins on the date that the owner is notified that the owner is not in compliance and ends only with the completion of compliance with Sea Pines' process. Any discussion of a fine can be addressed to the FMB at its regularly scheduled meetings. For questions, owners should talk with the representative from their condo association who serves on the Grounds Committee. (This information is listed on the website and the bulletin board in the Clubhouse.)

All septic systems have been inspected and approved.

**Clubhouse Committee:** The Committee is developing a proposal that would move the library into a space prepared for it in the large meeting room, and the wall that

currently separates the library from the exercise room would be removed in order to expand the exercise room. This change is estimated to cost \$6,200, excluding new exercise equipment. A survey letter will be enclosed with the package to be sent to owners prior to the Annual Meeting at the end of this month; this survey will aim at a determination of preferences of owners and likely extent of use of a new facility.

**Pool Committee**: The railings will be installed by the second week of May and plantings should already be completed. Signs will be installed in two locations. One set of signs will be located on the lower level adjacent to the sliders on the Clubhouse; they will inform us that no food and no glass may be carried onto the deck of the pool area. Signs that list rules will be located at the entrances.

**Rules Committee**. There is nothing to report.

**Bluff Committee**. The pruning of the Bluff and the walkway to the beach was completed on April 30. The Committee will present a long-term plan to the FMB in the summer. This plan will:

1. detail the protocols that we have developed with the Brewster Conservation Commission and its staff,
2. explain the methodology adapted for the pruning, and
3. provide a multi-year budget that will cover the 3-4 year cycle in an Order of Conditions granted by the Conservation Commission.

The Committee also reported changes at the Conservation Commission. The Commission now has a new agent, Jim Gallagher, who will work with us in matters that relate to the field. The Commission appointed a new "consultant," Seth Wilkinson, who will supervise the pruning allowed under our Order of Conditions; this function is required by the Commission and the services are paid by Sea Pines.

**Legal Matters**. There is nothing to report.

The next FMB meeting will be Saturday, May 24 at 8:30am in the Clubhouse, followed by the Annual Meeting on Sunday, May 25 at 9am at the Brewster Ladies Library.

For the FMB,

Jim Dalton