

# Sea Pines Homeowners Association Newsletter

May 31, 2010

Dear Neighbors,

Since the Annual Meeting was held yesterday and minutes from Annual Meetings are not passed around for approval until a year later, I thought I'd give a summary of what happened at the meeting while it's still fresh in our minds.

Financials for 2009 were reported to be pretty much on target. Legal expenses were higher than budgeted but were balanced by underspending in other line items.

The bluff siding project was successfully completed in December. A \$500,000 5 year loan to help pay for the \$700,000 project was taken out in December.

Landing Lane was just completely dug up and repaved a couple days ago.

The playground equipment in the Hollow will be replaced this summer. Due to new safety codes, the area must be enlarged in order to accommodate toddler swings.

An investigation is underway to replace all the street lighting.

The new recycling program has been quite successful so far in reducing trash pickup costs. Keep it up!! **Please rinse items** before recycling them so that Jeff and Kenny don't end up smelling like the week-old putrid remainders in your cans, bottles and containers.

Given the popularity of Sea Pines during the summer months, parking is always a difficult issue. Your garage is intended and expected to be used for parking. Please park in or in front of (if possible) your garage or at the Clubhouse. Do not park along the street (this was permitted during the repaving of Landing Lane - not any more...) Remember that there are no "reserved" parking spaces.

The Bluff Committee is working on a new Order of Conditions for pruning and landscape management of the bluff and view corridors. They are awaiting approval from the Brewster Conservation Commission. Heath plantings have proven successful in reducing pruning costs and the BCC likes them so their use will be expanded.

Unfortunately, due to our abutter's legal dispute with our kayak storage area, kayaks cannot yet be stored on the beach in that storage area or anywhere on the dunes. However, you can anchor a kayak on the beach leaning up against the dune. If you notice anyone storing their boat on the dunes, please tell them to remove it or notify Mercantile or any FMB member.

Terry Milligan provided a brief summary of our 4 legal disputes, all with our abutter.

1. An old trespassing case has been settled with no financial impact to Sea Pines, although future pruning violations of this area will cost Sea Pines \$8,000 per incident.
2. An adverse possession suit brought by a few homeowners many years ago is expected to be settled within weeks.
3. The kayak racks issue mentioned above is expected to be decided by the Mass DEP within days. However, any decision can be appealed to a court. Thus far, all decisions have been made in Sea Pines' favor.

4. A court case where our abutter claims that the kayak storage area and boats in the water interfere with his non-exclusive easement to the 300 feet of beach in front of his home is scheduled for trial in late July. We hope for a settlement since a trial will be very expensive but required to defend all our beach rights.

It was reported that tennis guru and long-time owner Lloyd MacDonald is having a very rough time and is currently residing at Epoch. A unit owner made a motion to have a plaque created and posted on tennis court #1 honoring Lloyd's long dedication and service to tennis at Sea Pines. This motion was approved.

As to elections, there was only 1 contested FMB position. That was in Phase 3 and was won by Tony Fiorentino. Christopher Wroten (Phase 1), Olwen Saint (Phase 2) and John Phelan (Phase 4) were reelected. Eileen Monroe (Phase 4) had previously been appointed to fill Bob Morse's remaining term, since he recently sold his unit and had to resign.

I would be happy to consider adding items of general interest to future newsletters or to accept questions. Please feel free to send or email them to me. Since I also maintain the Sea Pines web site, I am also happy to accept your thoughts, comments, ideas and questions about it.

Sincerely,

Christopher Wroten  
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