

Sea Pines Homeowners Association Monthly News

September 1, 2004

Dear Neighbor,

The monthly FMB meeting was held Saturday August 28, 2004.

The financial report is quite good. We are on track year to date. Best of all we have caught up with the deficit in the capital reserves.

Grounds and maintenance reported that we are generally satisfied with the landscaping done this year with the exception of weed control which was done late. The landscaper gave assurance that this would not happen next year. There was improper pruning done by a homeowner on the bluff. This is a very serious offence as it could cause the conservation committee to vacate our order of conditions. (That could mean no pruning at all in the future). The grounds committee will be meeting with our consultant to determine the best way to formulate a plan to repair the damage. Please remember **NO ONE** is to cut anything within the boundaries set by the order of conditions.

Dave Sullivan gave an update on the progress of the waterfront homeowners committee to improve the order of conditions for the bluff. He says the progress is slow but they are working on it.

Frank Pease reported on the Bylaw committee progress. They meet every Wednesday night in the clubhouse and hopefully will have suggestions in the not too distant future..

Management reported two sales: 14 Landing Lane sold by Ephraim Gitelman to Hiram and Sharon Carey of Boston for \$440,000 closing date August 26th 2004. 37 Friendship Lane sold by Hilda and Raymond Roy to Margaret and Kenneth Kerr of Hingham for \$429,000 closing September 30th, 2004.

There is nothing new to report on the abutter issue. We are working toward a resolution. Confirmatory easements among the four phases granting access to common facilities have been filed at the Registry of deeds.

Reminder: Only Tennis shoes are to be worn on the tennis courts. All four courts have just been re-surfaced and there are already black sole marks on each of the courts.

The investigation is continuing on the best way to slow cars down on Sea Pines Drive. Please remember that our speed limit is 15 MPH. We ask for your cooperation.

The next meeting of the FMB will be Saturday September 25, 2004 at 8:30 AM in the clubhouse. Some people think fall is the best season at Sea Pines.

Sincerely,

Richard Rose, For the FMB