

# Sea Pines Homeowners Association Newsletter

May 27, 2012

Dear Neighbors,

The Annual Meeting was held today and since minutes of the meeting are not passed around until the next Annual Meeting, I thought I'd summarize what happened while it was still fresh in our minds.

2011 ended the year with a \$41,000 surplus, of which \$25,000 was transferred into reserves. Treasurer Frank Fiorentino said goodbye as this was his last report. He resigned due to a substantially increased workload at his business. FMB member Ken Jameson also stepped down since he and his wife have moved elsewhere on the Cape.

The Bluff Committee reported a significant removal of invasive species and replacement with native species along the Bluff and beach path, but this is a never-ending process and there is much more work to be done than their budget permits.

The Grounds Committee reported that the following are now permitted, but only with an approved variance request:

- Casement windows
- Full glass storm doors
- Propane gas inserts and kitchen stoves

The GC is also exploring alternate exterior unit lighting fixtures and will communicate this to homeowners when the policy has been approved. More effort and money is being spent removing dead trees.

The Clubhouse Committee reported that the clubhouse bathroom renovations should be completed shortly, after a delay with the stall

partitions. Also, wi-fi access is now available in the clubhouse and a portion of the pool area.

#### Elections:

- Phase 1: Donna Prescott was elected
- Phase 2: Frank Pease was reelected.
- Phase 3: Bob Smaglia was elected.
- Phase 4: David Sullivan was reelected.

Much discussion was held on the Landing Lane residing project. The FMB has decided to strip the existing siding and replace it with cedar shingles, as was done on the Bluff, assuming the bids that are received are financially possible. Whether they will be painted or left to weather naturally (and thus avoid the endless \$35,000-\$55,000 per year paint cycle expenses) is to be decided. If the paint cycle expenses can be avoided, the savings could be used for other looming major capital expenses such as street lighting, street repaving, eventual new roofs, chimney repair and replacement (about \$30,000 per chimney), septic replacement, etc.

Sincerely,

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