

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS**

SEPTEMBER 20, 2011

Opening of Meeting:

The regular meeting for the month of September 2011 of the Board of Directors of Seaside Plantation Property Owners Association, Inc., was called to order by President Drew Gillespie. Board members present were: Barbara Hicks, Larry Shoffner, and Paul Brewer. Board member Fred George was absent. Kendall Benjamin was present as a representative for Chicora Management Company.

Approval of Minutes:

Motion was made by Larry Shoffner and seconded by Barbara Hicks to approve the minutes for August 2011 meeting as written. Motion carried.

Sink Hole, Streets, and Drainage Issues:

As a result of a meeting with the current contractor working on the sink hole problem and some board members, the Board and Kendall will initiate legal inquiries and investigate with the city for specific safety records. A more thorough inspection will be needed to identify the problem and determine resolution.

Crime and Vandalism:

Drew reported the repairs to the main gate column have been completed.

Kendall advised that vandalism has occurred in a neighboring area. Therefore, we should remain diligent in our neighborhood. Drew will follow-up with Eric Hendrix for status of our Neighborhood Watch Program.

Financial Report:

Larry reported that operating expenses are under budget to date. However, we are incurring expenses to fix the sink hole and drainage problems. Also, since Lot #141 has been reappraised at \$90,000 we have recorded an \$85,000 reduction in our reserve funds, and it appears the reserve contribution for 2012 will have to be substantially increased.

Financial Report:

Kendall reported receipt of payments on four accounts.

Clubhouse:

The Labor Day picnic was a big success. Thank you to all.

Barbara reported the clubhouse will be power washed and an estimate has been requested to power wash both gate entrances.

A contractor, Griffin, has been selected to repair the air conditioning system in the clubhouse.

Barbara is getting an estimate to replace railing on the clubhouse porch and to erect a screen around the trash receptacles.

Barbara also reported that activity in the clubhouse has increased by adding Monday Night Girls Bridge Group. Anyone interested in attending this function should contact Barbara for more information.

ARB:

Larry reported three requests were received this past month and subsequently approved by the ARB.

Landscape:

Mainscape, our landscape maintenance contractor, will be inputting fall plantings in our common area flower beds.

Also, a quote was presented from Mainscape for landscape enhancements around the swimming pool. After discussion, the Board approved some minor changes. The changes involve tree forming the loquats (lowering canopy and pruning away from the building), and removing the liriopse and one loquat.

WalMart Noise:

Drew will follow-up with WalMart for status on noise control.

Adjournment:

Meeting was adjourned at 4:30 PM. Next meeting is October 18, 2011

Drew Gillespie, President

Reatha Robertson, Recording Secretary