

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
August 20, 2013**

Opening of Meeting:

The regular meeting for the month of August 2013 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by Vice President Fred George. Board members present were Nancy Fleischer, and Larry Shoffner. Drew Gillespie and Barbara Hicks were absent. Steve Swacker was in attendance representing Chicora Association Management.

Approval of Minutes:

Motion was made by Larry Shoffner and seconded by Fred George to accept the minutes for July 2013 as written. Motion carried.

Wal-Mart Noise:

Some nighttime noise has been reported. Board members will setup a meeting with Walmart sometime soon.

Crime and Vandalism:

There have been no reports this past month.

Gates: We have had several breakdowns of the gates recently. Often these issues arise from construction vehicles which are too large for the gates. The board discussed several potential remedies and decided to install a new larger sign on the entrance. The sign will be larger and will say something like “no contractors and no commercial traffic permitted. This gate is for residents and guests only.” A newsletter and letter will be sent to all residents informing them not to allow contractors or construction vehicle through the main gate.

Complaints: Some people have complained about neighbors dogs using their lawn for potty needs. The board has agreed to allow No Pets – Please! signs to be used on lots where owners do not want dogs to use their lawn. The newsletter and the letter to residents will make people aware of this new sign.

Committee Reports:

Clubhouse: Mike Hicks was requested to get additional estimates for installation of the new dishwasher.

Spa: We have received three quotes from two vendors. Larry made a motion to spend \$4250 from the reserve funds for the spa to replace the decking the plumbing surrounding the spa. Motion carried.

Pool: A new sign with pool rules has been made. Steve will get the sign posted at the pool.

ARB: Larry advised the Board about ARB requests that were processed this past month. These requests included approving action to add palm trees. (Subsequent to this meeting the board approved replacement of smaller ligustrum along 8th Ave to fill in gaps.)

Landscape: The sod was finally replaced in the proper spot along 8th Ave but was Bermuda grass instead of centipede. Grass may need to be replaced again. Mainscape has been slow in responding to our requests for service. Several requests have been unfulfilled. Larry will schedule a meeting to discuss our dissatisfaction with Mainscape.

Ponds: Our pond maintenance contractor is coming back every 14 days to treat the lakes. We have had a large bloom recently which has had to wait until the interval required by law before treatment can again be applied. We will need to stop selected fountains periodically until the algae is gone because the algae has been clogging the fountains and we run the risk of burning up the motors.

It was decided not to get a signed agreement with Ocean Keys at this time. Our cost sharing is 50% of all expenses for the lake between the two properties. Sherry will provide a complete understanding of how the billing for our shared service agreement is derived- including electricity, fountain maintenance (and replacement), water treatment and stocking it with fish. This item is still pending from July.

Financial Report:

Larry advised that our finances are overall in good shape. Expenses are under the projection and net income is greater than projected because of fines and late fees. These amounts are billed but not paid. Operating profit is higher than budget. Termite treatment was an extra expense but did not change our outlook. Our expenses were \$68,000 less than budget overall.

Steve reported on the status of the delinquent accounts. He distributed a listing of all delinquencies with the current status. Everyone is either paying, has signed the agreement or is planning to sign the agreement. One lot owners has refused to sign the agreement and is not paying the fines. The board decided to turn this case over to the attorney.

General Business:

- There are many lights out around the main gate. The repair person recommended that we use the “interior” lights (not visible on 8th Ave.) to repair the exterior lights which are visible from 8th Ave. The board agreed with this recommendation.
- The entrance has been pressure washed.
- We requested the sprinklers on 8th Ave to be changed so that they go on at 5 am instead of 7 am.
- The sinkhole which developed in front of lot 70 is being addressed. We are waiting for the engineers to provide a recommendation regarding water drainage on East Coast Lane.

Adjournment:

The Golf Banquet will be September 16, 2013.

Letters will be sent to owners on 16 September announcing our annual meeting on November 16th and requesting nominations for the board.

The next Board meeting will be September 17, 2013.

With no further business, the meeting was adjourned.

Fred George, Vice President

Nancy Fleischer, Secretary