

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
December 3, 2013**

Opening of Meeting:

The regular meeting for the month of December 2013 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by Vice President Fred George. Other Board members present were: Drew Gillespie (President), Larry Shoffner, Nancy Fleischer, and Mike Hicks. Sherry Coppolechia and Lauri Seger, representing Chicora Association Management, were also in attendance. The Board welcomed Lauri, who is replacing Steve Swacker.

Approval of Minutes:

It was noted that the minutes for October 15, 2013 Board meeting were previously approved via e-mail and have been posted on the web site.

Wal-Mart Noise:

There has been no update during this reporting period.

Crime and Vandalism:

There have been no reports of crime or vandalism during this reporting period.

Committee Reports:

Clubhouse: Mike gave an update on the status of installing a new dishwasher in the Clubhouse. He stated the installation should be completed by the end of the year; however, it will not be done before the Christmas party which is scheduled for December 15th.

Nancy has purchased additional table covers for the dining room.

Spa: Lauri is in the process of obtaining quotes to resurface the entire interior of the spa. Repair is anticipated to begin after the first of the year.

ARB: Larry advised the Board of ARB requests that were approved this past reporting period. These requests include approval for 90-day building extension, landscape changes, fencing, and a gate. Also, construction is to commence soon on Lot 61 Sea Island Way and Lot 144 Sea Vista Lane.

Landscape: Nancy reported the sprinklers have been turned off for the season.

Nancy also reported three companies have submitted bids for 2014 landscape contract. A spreadsheet has been prepared in order to compare the different quotes. There is also a possible fourth quote in process. After all quotes have been received, Nancy will discuss with the Board. The current contract with Mainscape remains in effect until the end of April 2014.

Ponds: Fred advised the ponds are in good shape. There have been some minor corrections, such as resetting the timers.

Financial Report:

Larry reported that overall the financial status remains good. The areas over the expense allotment are fountain maintenance, lake maintenance, pest control, and gate repair. However, the fines and late fees are above income projections and Operating profit is \$59,300 more than projected.

Nancy noted the funding reserve for furniture life line is scheduled for this year. After discussion, the Board asked Nancy to check into this further.

Larry also advised the Board of the reserve funding for road repair which states the first phase of repaving is scheduled for 2015. It was noted that the condition of curbs in some areas is a problem. Possible action will be considered if cash flow and reserves are adequate.

Lauri reported on the status of delinquent accounts. Lauri was asked to contact our attorney and obtain an estimate on the cost to determine the details on existing liens on one of our delinquent properties. Action is pending.

The treasurer's budget projection for 2014 was approved by the Board.

Sink Hole on Tradewind Court:

A contractor, Weaver Construction, has been contacted to repair a drainage problem. The problem stems from the plastic culvert collapsing. An engineer has been contacted to come up with a design to fix the problem.

General Business:

Nancy advised of a broken sidewalk on the right side of the exit back gate. Chicora will take action to repair. Also, the sidewalk on the entrance gate to Ocean Pointe was recently power washed.

Drew discussed with the Board the Committee Assignments for the coming year. Mike will assume the treasurer's responsibility. Drew emphasized the desire to have more residents involved in the activities for Seaside Plantation. Anyone willing to volunteer to serve on a committee should contact Drew. Also, any action by a committee needs Board approval before taking action or implementation.

Sherry reported that letters to lot owners concerning mowing conditions will be completed in March 2014. She will also contact Michelle at Sea Server to update the web site with the new officers.

Larry advised that to date 57 residents have signed up for the Christmas dinner.

A revision to the Bylaws, Article VII Section 2, and the ARB Guidelines to address flags and flagpoles was presented by Larry and approved by the Board.

The Board voted to retain the third Tuesday of each month at 3:00 PM as the regular Board meeting date for 2014.

Adjournment:

The next Board meeting will be January 21, 2014.

With no further business, the meeting was adjourned.

Drew Gillespie, President

Reatha Robertson, Recording Secretary