

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.  
REGULAR MEETING OF BOARD OF DIRECTORS  
February 18, 2014**

**Opening of Meeting:**

The regular meeting for the month of February 2014 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Drew Gillespie. All Board members were present (Fred George, Nancy Fleischer, Larry Shoffner, and Mike Hicks). Lauri Seger was present as a representative for Chicora Association Management.

**Approval of Minutes:**

Motion was made to accept the January 2014 minutes as written. Motion carried.

**Presidents Report:**

Drew discussed with the Board the Rules of Order and Procedures for conducting Board meetings to ensure the appropriate procedures are being followed. Drew noted the Board is governed by the Robert's Rules of Order, except in a few modified areas, and by the By-Laws of Seaside Plantation Property Owners Association. He distributed and discussed those procedures/modifications to be further reviewed at next month's Board meeting.

During this discussion it was reiterated that Board meetings are conducted the third Tuesday of each month at 3:00 PM in the Clubhouse. Before the Board meeting is officially convened, residents are invited to attend to discuss any issue.

**Crime and Vandalism:**

There were no reports of crime or vandalism.

**2014 Committee Assignment:**

After a few minor changes (i.e., moving the Television/Media Events under the Social Organizations), the 2014 Committee Assignments have been completed and will be published on the website.

**Committee Reports:**

*Clubhouse:* Mike informed the Board that the hot water heater stopped working last week. The service technician replaced the thermostat and the unit is working at this time. Mike stated that this unit is 14 years old and is not efficient, given our hot water usage pattern. He suggested we look into the cost of a tankless replacement unit to save energy. Lauri is to contact several contractors to get cost and report her findings at the next Board meeting.

Mike presented to the Board a preliminary report from an architect on suggestions/cost to increase the size of the dining area in the Clubhouse as a follow-up to last month's Board meeting. The Board discussed this topic extensively which resulted in another concept that would obtain the desired goal with minimal cost. Action is pending.

Nancy informed the Board that she and Nancy Revella had recently reorganized the kitchen cabinets. There is now a “Lost and Found” area in the kitchen where owners may pick up their dish wares, etc. Nancy has hired janitorial service to thoroughly clean the entire inside of the Clubhouse on the 19th. This is a “one-time” cleaning service. The Board discussed the need to have regular janitorial cleaning done on a scheduled basis; therefore, bids will be solicited. Action is pending.

Lauri presented a contract to Drew for signature to authorize RPM to conduct Pool and General Maintenance. The contract was signed.

*Spa Repair:* Lauri reported on a quote she has received for the repair of the spa. After discussion, the Board voted to proceed with the repair with a cost not to exceed \$3000.00.

*ARB:* Larry advised the Board of two ARB requests which were approved this past month. These two requests are: Lot 37 – enlarging a rear deck and Lot 91 – installing a black vinyl 4 foot fence and re-landscaping.

*Landscape:* Nancy presented the Board with a document comparing the quotes from five companies for this year’s landscape contract. After discussion, it was voted to accept the proposal submitted by Phoenix. The current contract with Mainscape is still active until 30 May with a required 30-day notice to cancel. The Board voted to contact Mainscape for cancellation and start with Pheonix as soon as possible.

*Pool:* There are no issues with the pool at this time.

*Ponds:* Fred advised the Board that a different screening basket will be used in an effort to reduce the malfunctioning problems encountered in the past with the fountains. Also, access to the smaller pond once all construction has been completed is a future problem that needs to be addressed. Action is pending.

**Dead Tree Removal:**

Lauri reported on a dead tree from the wastelands at the end of Sea Vista Lane that fell during the ice storm. Action is pending.

**Financial Report:**

Mike informed the Board that the financial status remains good.

**Delinquent Accounts:**

Lauri distributed a listing of all delinquent accounts and their status. It was noted there are seven 2014 assessments in arrears; Chicora is in the process of sending late notification letters.

The delinquent status of Lot 114 was discussed. The Board voted to proceed with the recommendation by our attorney to proceed with foreclosure action.

**Sidewalk Repair:**

The broken sidewalk at the back construction gate was discussed. Lauri reported difficulty obtaining quotes for repair of a small area. Therefore, the Board determined it would be cost effective to conduct a review of the entire neighborhood for repair of broken sidewalks. Fred and Larry volunteered to purview the neighborhood and report to Lauri. Action is pending.

**Repair of Lot #70:**

Lauri is still in the process of locating an engineer to assist in resolving this issue.

**General Business:**

The Board discussed concerns about the maintenance and appearance of some homes in the neighborhood and these issues will be addressed by Chicora.

**Adjournment:**

With no further business, the meeting was adjourned.

The next Board meeting will be March 18<sup>th</sup> at 3:00 PM in the Clubhouse.

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Drew Gillespie, President

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Reatha Robertson, Recording Secretary