

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.  
REGULAR MEETING OF BOARD OF DIRECTORS  
July 16, 2013**

**Opening of Meeting:**

The regular meeting for the month of July 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 Barbara Hicks, Nancy Fleischer, and Larry Shoffner. Drew Gillespie was absent. Steve Swacker was in attendance representing Chicora Association Management.

**Approval of Minutes:**

Motion was made by Larry Shoffner and seconded by Barbara Hicks to accept the minutes for June 2013 as written. Motion carried.

**Wal-Mart Noise:**

Nothing new was reported. Walmart has not been taking night deliveries. There have been no complaints about noise.

**Crime and Vandalism:**

There have been no reports this past month.

**Committee Reports:**

**Clubhouse:** Plastic table covers for glass tables have been replaced. Broken window in the women's room was repaired. Potential placement of a new dishwasher was reviewed. Mike Hicks was requested to get additional estimates for installation at the bar.

**Pool:** Two umbrellas and one table around the pool have been replaced. Signage containing the pool rules needs to be added in a prominent place. Nancy will draft wording. Steve will hire a sign company to produce the sign. It will be placed on the railing near the entrance/exit gate. The board voted unanimously to adopt a No Smoking rule for the area around the pool.

**Gate:** Light at keypad was broken. Steve said he will fix it. We switched out a failed camera with an older camera we had. Two cameras are showing signs of age. We will wait until they fail before we replace them. The failed monitor will be replaced by Frank Fleischer. We will add a sign that says "Scan card here" to provide clear direction for people using magnetic card keys.

**ARB:** Larry advised the Board about ARB requests that were processed this past month. These requests included approving action to enhance driveway/porch concrete and various landscape improvements.

**Landscape:** Mainscape has been slow in responding to our requests for service. This may be because of "rain" delays. We have to have shrubs that are blocking the cameras trimmed back.

Fred has let Clem know that lot 114 needs to be mowed. Clem is a little behind schedule due to rain.

**Ponds:** Ponds are in good shape, algae is down and levels are high thanks to the rain. CB Sales has been slow to respond to our needs. Our new fountain is having issues and is still not working correctly. Fred is working with them on it.

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.

**Financial Report:**

Larry advised that our finances are overall in good shape. Expenses are under the projection and net income is greater than projected. Operating profit is higher than budget. There are a few over budget expenses including electric, gas and phone. This needs to be evaluated.

Steve reported on the status of the delinquent accounts. He distributed a listing of all delinquencies with the current status. Five delinquent owners (6 lots) have not signed the confession of judgment agreement. All delinquent accounts, who have been asked and have not signed this agreement, will be sent letters (with the exception of the one owner which has been assigned to our attorney for communication). The letter will put these owners on notice that if these agreements are not signed within 30 days, the association will turn the case over to our attorney.

**General Business:**

50 people attended the July 4<sup>th</sup> picnic at the clubhouse. It was a success.

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. The clogged storm drain will be cleaned. We will need more than one contractor to provide recommendations and a quote.

Letters to property owners who have not taken care of their properties in accordance with the Seaside Covenants will be sent letters. The letter is being drafted and has not been completed.

**Adjournment:**

The next Board meeting will be August 20, 2013.

With no further business, the meeting was adjourned.

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Fred George, Vice President

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Nancy Fleischer, Secretary