

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

July 19, 2018

Opening of Meeting: The regular meeting for the month of July 2018 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Mike Baker. Board members present were: Rob Frederick and John Kime. Linnie Russo joined the meeting via telecom. Steve Frost was absent. Jane Harris, representing Benchmark CAMS, was also present.

Approval of Minutes: Motion was made and approved to accept the June 2018 minutes as written.

Approval of Email Motions Between Meetings: The Board ratified the approval for purchase of a fountain cable at a cost of \$1510.90 and the scope of the peninsula erosion contract was expanded for replacement irrigation in Zone 11.

Financial Report: Jane presented the Financial Report and stated appropriate adjustments had been made to balance finance records. There is currently an excess in Expenses but that is standard for this time of year which is most expensive due to pool, lawn care, etc. Jane stated there was a collection from a homeowner whose guest had damaged the entrance gate requiring a service call. Mike discussed the need to start preparing the budget for next year. Jane will prepare a budget analysis breakdown and send to the Board. After further discussion, the June 2018 Financial Report was approved.

Delinquent Accounts: One delinquent account was discussed.

Committee Reports:

Communications: Linnie provided the Communication Committee Report which states the following: The Website calendar was updated with several changes, the Amenity Center Rules and Regulations were updated, and the Board Meeting minutes for May 2018 were added. The Seaside 2018 Directory is still awaiting funds for one advertisement. The EMSP (Community Email System) was used this past month with nine flyers/notifications and changes were made with five email addresses. The Seaside Resident Listing Master Spreadsheet had various updates made. The Summer 2018 Newsletter was electronically delivered on July 15th. Also, there were three flyers/other communications completed. Linnie plans to meet with Jennifer and Randy Pool upon her return to the neighborhood in August to insure coverage for Communications during her absence.

Social: Lynn timer presented the upcoming Social events; i.e., Casual Social August 15th (a flyer will be sent out), Luau Party on September 21st, Casino Night on October 26th, Ladies Christmas Luncheon on December 6th, and Seaside Plantation Annual Christmas Party on December 14th.

Mike discussed the need for Benchmark CAMS to coordinate with the Board on all future requests for Amenity Center clubhouse rentals.

Public Works: John stated Phase 2 of the Peninsula Erosion Control Project has been completed. Final invoices have been received. The parking lot was pressure washed. Additional landscaping will eventually be planted.

John also reported the repair work on Seafarer is awaiting the contractor to finish paving. After paving, it will need to cure before seal coating is applied.

The storm drainage repair on East Coast Lane is awaiting the contractor to be in the area.

ARB: There were no new ARB requests submitted during this past month.

Rob presented a chart showing the status of all property audit inspections. The Board reviewed each entry and discussed the current status. A second letter will be prepared outlining policy and penalties to be applied. The Board also discussed next year's inspection will include sidewalks, driveways, mail boxes, and roofs.

Landscape: Rob provided the Landscape Committee Report which states the following: Amenity Center - New sod at the parking lot median was installed, the Amenity Center sign was remounted and posts repaired and painted (gold leaf paint will be applied in the fall), mailbox was cleaned, shoreline project undergoing planting grass and removal of struggling shrubs (many positive remarks about appearance), and the pool house trim repair is scheduled for next week. Entrance Enhancements - Sod was installed at West Gate, additional plantings planned, signage cleaned at both entrances, and a letter was received stating a diseased tree should be removed. Rob will obtain a quote for removal. Pedestrian Gates - Fence extensions at community entrances were completed. Irrigation - Adjusting times for sprinklers. Flowers - Being monitored and replaced as necessary. Landscape Maintenance - Dead tree removal on Seafarer and reminders to owners regarding lawn maintenance.

Amenity Center: There was no further discussion.

Safety, Security & Technology: There was no further discussion.

Confirmation of the Next Meeting: The next Board meeting will be in September 2018.

There is no Board meeting scheduled for August 2018.

Adjournment: With no further business, the meeting was adjourned.

Mike Baker, President

Reatha Robertson, Recording Secretary