

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
June 18, 2013

Opening of Meeting:

The regular meeting for the month of June 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 Fred George and seconded by Larry Shoffner to accept the minutes for April 2013 as written. (There was no meeting in May) 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:

Two mailboxes on Sea Island Way were knocked over.

Lighting near the golf cart parking area at the clubhouse has been installed.

Committee Reports:

Clubhouse: It was reported that two umbrellas are broken and the maintenance personnel will be notified for repair action. The clubhouse is not being cleaned adequately. Fred will discuss this with Chuck and Steve.

Gate: New gates have been installed. There have been no issues.

Landscape: Mainscape will be requested to deal with the weeds growing in the sidewalks throughout the community. They will be requested to clean out the gutters at the clubhouse and to trim the weeds by the pool back gate to remove interference with the gate.

A letter will be sent to owners of lot 8 to remind them to maintain the shrubs.

Fred will let Chicora know that lot 70 and lot 23 need to be mowed. Steve will send Nancy a copy of the letter that went to empty lot owners reminding them to keep the lots mowed.

Nancy will request that Mainscape remove the weeds where bushes had been removed between lot 70 and lot 71 (removed when flooding was repaired on lot 70).

We have signed an agreement with Mainscape allowing them to perform emergency common area cleanup after storms.

Steve is working on a quote for new LED landscape lighting around the gates.

ARB: Larry advised the Board about ARB requests that were processed this past month. These requests included approving action to: continue construction on a home, remove dead trees, add a screened porch on a home and a sun room on another home (these actions also require the approval of the City), install a Direct TV dish, and add landscaping.

Lot 78 has completed build and landscaping is in progress.

Ponds: Steve will contact Ocean Keyes to obtain written agreement for the sharing of expenses on the common pond.

Financial Report:

Larry advised that our finances are in good shape. Expenses are under the projection and net income is greater than projected. Operating profit is higher than budget.

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 others have signed the agreement. One of the five is on the verge of signing it this week. The remaining four will be sent letters. 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 for collection. One other delinquent account has already been turned over to our attorney for disposition.

General Business:

The neighborhood street signs are being painted. 12 of 26 street signs have been painted. Painting will continue next month and will include stop signs.

Adjournment:

The next Board meeting will be July 16, 2013.

With no further business, the meeting was adjourned.

Fred George, Vice President

Nancy Fleischer, Secretary