

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

June 19, 2018

Opening of Meeting: The regular meeting for the month of June 2018 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Mike Baker. All Board members were present; i.e., Lynnne Russo, Steve Frost, Rob Frederick and John Kime. Jane Harris, representing Benchmark CAMS, was also present.

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

Approval of Email Motions between Meetings: The Board ratified the approval for a new fountain and the installation of a key pad for entrance to the pool if needed. (The current entry to the pool is outdated and will be replaced with a key pad in September. As an interim step, a notice will be sent to the homeowners requesting any extra keys be turned in for new homeowners use.)

Financial Report: Treasurer Steve Frost and Jane Harris provided the updated financial reports. Steve stated he had discussed/coordinated over and under adjustments on selected categories with Jane and the result being that finances are in good shape. He also stated Reserve report is still an active issue. After discussion, motion was made and approved to accept the May 2018 Financial Report.

Jane stated certified letters had been mailed on late assessments; there is one unpaid assessment. Appropriate action is being taken.

Committee Reports:

Communications: Lynnne provided an update on the following communications:

Website: The website was updated to include the Spring 2018 Newsletter, the Amenity Center Reservation Form and Rules and Regulations, Board meeting minutes, management company references, and various committees.

Seaside 2018 Directory: This project was completed and new directories were distributed.

Community Email System: This past month, five flyers were sent concerning upcoming events. Lynnne stated Jennifer and Randy Pool will be her back-up for the neighborhood email system when she is unavailable.

Seaside Resident Master Spreadsheet: Updates were made to the master spreadsheet including print and date settings.

Newsletter: Next call for articles for the Summer 2018 Newsletter will go out June 27th and slated for delivery July 15th via Email System.

Flyers/Other Communications: Flyers for three events are scheduled.

Social: Lynnne reported the May Social "A Tribute to Our Veterans Charity Event" was a success; a check for \$1,400 was donated to the charity. Other upcoming planned events are: June 27th - Casual Social, August 15th - Casual Social, September 21st - Luau Party, October 26th - Casino Night, December 6th - Ladies Christmas Luncheon, and December 14th - Annual Christmas Party.

ARB: Randy Pool, Committee Chairperson, joined the meeting and gave the following ARB report:

Open ARB Status: There are three open ARB actions; lots 27, 109, and 70.

New ARB Status: Five new requests were processed; Lot 117 - Removal of two dead trees and replacements, Lot 103 - Removal of one tree and trimmings, Lot 149 - Addition of a generator in rear yard, Lot 56 - Addition of landscaping bed and mulch, and Lot 108 - Move HVAC condensing unit and new masonry enclosure.

ARB Security Deposits: There are two lots with deposits, Lots 27 and 109.

New Business: Lakefront Upkeep Requirements - ARB will create a draft document, Exterior Lighting Design Guidelines - ARB will create a draft document, and Annual Property Management Inspection - Property inspections were completed and CAMS sent 38 letters to homeowners.

Public Works: The Board discussed the second phase of the storm drainage problem on East Coast Lane. A quote from Southeast Pipe for \$40,641 was discussed. Motion was made and approved to accept the quote for this repair to be done when the contractor is in the area.

John discussed Phase #2 Peninsula Erosion Control Project. Mike had asked Steve to provide a treasurer's update on available reserve funding to support this project; Steve confirmed that funds are available and it would not have a negative effect on any other reserve funded projects. John contacted the contractor, DNL Industries, for an updated quote which was provided with a total project cost of \$49,250.00. This includes installation of GeoWeb Erosion Control System to the peninsula beside the Amenity Center and re-sod. (The Board reviewed the vendor agreement with DNL Industries and unanimously voted to approve

agreement by email vote on June 26th. Contract was awarded and executed on June 27th with estimated start date of July 5th and completion date on or around July 20th.).

John also reported on the status of the walkway lighting at the Amenity Center. The broken ones were replaced under warranty, however he needs extra landscape lights. Motion was made and approved to purchase three landscape lights.

It was also reported that repair work on Seafarer Way is pending the contractor obtaining the asphalt required to fix the bird baths.

Landscape: Rob is reviewing storage shed options for behind the pool house; he is getting some proposals. Zoysia sod will be installed next week at the West Gate entrance and various seasonal plantings have been done.

The painting of the main gate signage with metallic gold paint will be delayed pending lower humidity conditions as required with metallic paints before they are sealed.

The fence extensions at the pedestrian gates are being installed; landscaping will be used to fill in the gaps.

The 8th Avenue pump replacement cost will be moved to 2019 reserve.

Amenity Center: Steve reported the planned repairs on the pool house are delayed. The clubhouse windows were washed and carpet cleaning is being scheduled. The posts for the clubhouse signage, which is being repainted by Tricia White, need some minor repairs and painting. Rob agreed to address the posts. Also, a cable was applied to the outside trash receptacles to secure them.

Safety, Security & Technology: The required use of Seaside Plantation stickers on all trailers was motioned. It was decided the cost for RF stickers will be \$15.00 and cards will be \$5.00, subject to change based on cost increases. The Board approved a one-time charge of \$25.00 per contractor, in lieu of per vehicle. Motions approved.

Confirmation of the Next Meeting: The next Board meeting has been scheduled for July 19th.

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

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Mike Baker, President

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Reatha Robertson, Recording Secretary