

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.  
REGULAR MEETING OF BOARD OF DIRECTORS  
March 19, 2013**

**Opening of Meeting:**

The regular meeting for the month of March 2013 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Drew Gillespie. Board members present were Nancy Fleischer, Fred George, and Larry Shoffner. Barbara Hicks was absent. Steve Swacker, representing Chicora Association Management, was also present.

**Approval of Minutes:**

Motion was made by Fred George and seconded by Larry Shoffner to accept the minutes for February 2013 as written. Motion carried.

**Wal-Mart Noise:**

Drew contacted our local Council representative after he and Larry attended a meeting with Mayor Hatley, City Manager Mahaney and others. The outcome is that Walmart will try to address the night delivery from refrigeration trucks (which have stopped in the winter) in the summer months. There are many options to be considered. Walmart managers are sensitized to the issue and will be looking at methods to mitigate the noise. Drew drafted a letter to the city manager to be forwarded to Walmart to inquire as to their plans to suspend deliveries between the hours of 11:00 pm and 7:00 am during the summer months. The letter requests feedback as to the course of action to be taken by Walmart. We are now waiting for the city manager to respond to Drew's draft letter.

**Crime and Vandalism:**

There were no events this month.

**Committee Reports:**

**Clubhouse:** The pool is now open in time for Spring break for grandkids.

**Lighting:** The installation of 4 additional street lights has been finalized and work will commence shortly. Steve was asked to get another quote for a small light on a short pole near the golf cart parking area.

**Gate:** The construction gate broke because the gate is too heavy for the collar and shaft holding it up. It is fixed but may break again. Steve was asked to get a quote for a lighter

weight gate so that the next time it breaks we can install lighter weight gates (on both entry and exit).

**ARB:** Larry advised the Board of ARB requests that were processed this past month. These included approving a picket fence, an attic fan mounted on the roof and a direct TV dish. The property under construction was directed to clean up the site and the builder was asked to be sure the site was cleaned up after each day of activity. Another property under construction where the homeowner has contractor problems was discussed. Larry will contact our lawyer to discuss fees charged against the contractor's deposit.

**Landscape:** Nancy and Larry met with Mainscape in on March 18 to finalize spring planting plans. The plans were modified to put more flowering plants at the front entrance. Mainscape has hired a horticulturist who will be responsible for the flowering plants. Our particular problems, especially soil issues at the construction gate entrance, will be addressed.

**Ponds/fountains:** A new shallow fountain was purchased for the front lake. The fountain currently in that position will be moved to the back lake (deeper) to replace the broken fountain. This will be funded from the reserve account for fountains. Ocean Keys will be billed \$400 to support this switch because this was their share of the quoted repair costs. Steve will talk with Sherry to help us understand what is covered in the shared service agreement and how these items are billed to Ocean Keys.

**Financial Report:**

Fred submitted the invoice for the pond/lake management company. The costs for this year are increasing by about \$23 per month. Fred also submitted the invoice for Snake Catcher to treat the common areas.

Accounts receivable dropped significantly this month thanks to the collection of past due fines.

Regarding delinquent accounts, Steve advised there were three homeowners who have not responded to the second letter sent by the Board requesting signing of the Consent Form. Steve will send letters to all three. One letter will address the need to solidify the plans for the trust which holds the property. The other two letters will advise that we are pursuing all legal recourse. This letter must have a deadline so that the board can start the judgment/collection process when the deadline expires.

One homeowner is delinquent on assessments before 2013. Steve will send a letter requesting payment of outstanding debts with notification that we will pursue legal avenues. The letter should indicate that we will consider a payment plan and should have a deadline of at least 30 days for a response.

Several people are delinquent in paying 2013 assessments. Steve will send a letter advising these people that their privileges (use of clubhouse and pool) are suspended until assessment have been paid.

**General Business:**

The board has agreed to cover any duties for board member, Barbara Hicks, while she is ill. Barbara will continue as an active member of the board.

The board agreed that the Seaside Plantation Property Owners Association Annual Membership Meeting will be held on Saturday, November 16 at Boulineau's in their upstairs community room.

**Adjournment:**

With no further business, the meeting was adjourned. The next regular Board meeting is scheduled for April 16, 2013.

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Drew Gillespie, President

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Nancy Fleischer, Secretary