

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
September 17, 2013**

Opening of Meeting:

The regular meeting for the month of September 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 Fred George, Nancy Fleischer, Larry Shoffner, Drew Gillespie and Barbara Hicks. 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 August 2013 as written. Motion carried.

Wal-Mart Noise:

Nothing new was reported. There have been no complaints about noise.

Crime and Vandalism:

There have been no reports this past month.

Gates:

A new sign has been designed to instruct commercial and construction vehicle to use our back gate. The sign will be 24" and will replace the small sign that is currently at the gate. The small sign that currently exists will be moved to the pillars at the gate kiosk. Steve will let the board know when this sign is posted.

Complaints:

There was a complaint about stakes at the edge of a lot. The matter has been resolved and no board action is required.

Committee Reports:

Clubhouse A motion was made by Larry Shoffner and seconded by Nancy Fleischer to have the clubhouse and pool house pressure washed. Motion carried.

Spa: We have selected a vendor. The vendor said he could start October 1. Steve will check to confirm dates for the construction and inform the board. Because the spa is not functioning properly we will close it for repairs. Fred will ask Rebel Pools to shut the spa down.

Pool: Nothing new was discussed.

ARB: Larry advised the Board about ARB requests that were processed this past month. These requests included approving a screen on a garage door (with a reminder that covenants restrict garage door opening) and removal of a dead Oak tree.

Landscape: Larry, Nancy and Fred met with Mainscape to review our complaints about the upkeep of our grounds. We met with Preston Dillinger (our rep from Mainscape) and his supervisor Chris Little. Mainscape promised to do a better job and will keep the board informed of remedial actions.

Ponds: Our pond maintenance contractor is coming back next week to treat the lakes. The ponds are looking better thanks to recent cooler weather. Fred is looking into “bubblers” for the lake to determine if these will help our situation.

It was decided that our latest version of the draft agreement with Ocean Keys is now corrected and we can send it out for signatures. Our cost sharing is 50% split of all expenses for the lake between the two properties.

Financial Report:

Larry advised that our finances are overall in good shape. Expenses are under the budget projection and net income is greater than projected because of fines and late fees. A portion of these amounts are billed but not paid. Operating profit is higher than budget. There are some specific items that are slightly over budget but these were unavoidable.

Steve reported on the status of the delinquent accounts. He distributed a listing of all delinquencies with the current status. Everyone is either paying, has signed the agreement or is planning to sign the agreement. One lot owners has refused to sign the agreement and is not paying the fines. The board decided to turn this case over to the attorney. Drew Gillespie will first call the owner to determine if any equitable agreements can be reached before our next meeting.

A motion was made by Larry Shoffner and seconded by Fred George. The motion: If there is no positive outcome from the discussion Drew has with the owners, we will instruct our attorney to send a letter to the owners threatening foreclosure, and we will begin the foreclosure process. Through the analysis of the current state of the property liens and mortgage we will be able to determine if foreclosure will yield a positive outcome for us. (And revisit our decision to foreclose if that action will not result in collection of funds we are owed, approximately \$20,000). The motion carried with 4 ayes and one opposed.

Sink Hole on Tradewind Court:

Steve has asked for some documentation about our drainage situation and recommendations from Weaver Construction. They have promised to send us something.

The street seems to be stabilized at this time. In the meantime, Steve will get a contractor to come out and clean the storm drainage lines. And provide feedback to the board this coming week.

Our original contractor RG Young Construction has not responded to requests for proposal. Seaside believes that their repair of the water line break (which they broke during repair of the original sinkhole problem) which created erosion is not adequate and that additional erosion has occurred on the lot. Seaside would prefer that RG Young complete the repairs properly. Steve will try again to resolve the dispute and move the repair action along.

Dead Vegetation:

An owner has killed off all vegetation on their lot. The board finds this unacceptable and a violation of covenants regarding “unsightly” conditions. The board would like Chicora to send a letter to this owner complaining about this action and to inform the owners that a portion of the adjacent homeowner’s grass has also been killed in the process. The letter will ask the owners to remedy this situation.

General Business:

- **One stop sign, near the back gate, was not painted and the post is damaged. Steve or Chuck Gornick will be asked to complete the repair and paint job.**
- **Steve or Chuck Gornick will be asked to repair the lights around the walkway at the clubhouse.**
- **Insurance is due. The board thoroughly examined this policy last year and will allow the existing policy to continue as is (will not reexamine it for this year).**
- **The recent Newsletter went out without board approval. Drew will discuss this with Sue.**

Adjournment:

The next Board meeting will be October 15, 2013.

With no further business, the meeting was adjourned.

Fred George, Vice President

Nancy Fleischer, Secretary