



The Plantations Board of Directors

18395 Plantations Blvd.

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July 1, 2015

Reminder: 3rd Quarter Payments are Due No Later Than July 31, 2015

Dear Plantations Owner,

As you can see from the note above, the 3rd quarter payments are due in July. Thanks to all those who continue to send in timely payments. Hopefully, you see the positive results we are achieving with your funds.

Before we get in to what is happening around the community, please take time to review the enclosed letter from the Nominating Committee. They are trying to get a jump start on finding candidates for the election in September.

Like each Spring before, this year The Plantations is alive with activity. This will continue well in to the summer and early fall. Before we get ahead of ourselves, let's review what has happened so far and what is in progress.

In May the last building to have the pebble board removed and the building sided was started. The work at Building 7 of Carter's Grove is the conclusion of a 10 year project to remove the trouble plagued pebble board. Like many of the buildings before it, Building 7 was found to have a considerable amount of rotted wood under the siding and even insulation that was damaged. The repairs were made, new insulation installed and now brand new hardy plank siding is in place.

Once the bottom of the building was put back together, a crew of workers inspected the top half of the building and replaced any rotted cedar siding boards that were found. Lastly, the panting crews has arrived this week at Building 7 and they have stained the steps and now are in the process of painting the building.

Several other buildings have also been found to have rotted cedar siding on them. A contractor will be around to replace these boards and the painter will work to blend in the new siding on buildings where this is necessary. Prior to the painting crew leaving, they will also be staining steps at several buildings and painting a number of court yard walls. Please be on the lookout for door hangers so you will be aware of when workers may be working on your building.

Speaking of workers...crews are now on the roof at Building 21. While we had hoped to push this off until the fall, the roofing contractor's schedule simply did not allow this to happen. Rather than push the project in to colder weather and be concerned about tabs not sticking down, we opted to proceed with the project now. The crews should be done in about 7-10 days.

Recently, the parking lots at Boone Hall Road (building 4 & 5) as well as Building 9 on Belle Grove Road were seal coated, the cracks filled and the parking spots and numbers re-painted. This routine maintenance not only prolongs the life of the parking lot, but it certainly makes the parking lots look much cleaner and bright. They also crack filled the main roadways in to and out of the community, around the circle and out in both directions. Lastly, the crew painted the directional areas and lines on the main roads.

While much of the activity involves physical improvements, sometimes it is just as simple as adding services to the Association. That is the case with the recycling. As the recycling containers have seen more and more use, we have tried to figure out how best to keep up with the demand. We have added another pick up each week, so hopefully you have noticed more space available in the recycle container for your recyclable materials.

All of this update wouldn't be complete without discussing the best aspect of the Plantations...the landscaping. The landscape crews have been very busy this spring and early summer. Once the mulching was complete, the crews have been busy trimming all of the common areas and building plantings. We have been very impressed with the extra time and attention the crews are paying in this semi annual project. The community really is looking very good.

The landscaping committee is working hard to make it look even better. They have met onsite with SeaScape and the landscapers to plan landscape improvements at the entrance. They also have plans to add additional plantings at Building 15 and to replant the entire courtyard at Building 21. As the funding is available, look for similar projects throughout the community as we work to make every building and every common area look even better.

Many owners have undoubtedly noticed the issues with the gates; especially the incoming gate. While many repairs were attempted to try to make the gates work, it now appears that one, if not both gates are in need of replacement. Bids have been solicited and will be considered at the July meeting. We apologize for any inconvenience caused by this gate failure, but we are working to find and purchase the best and most cost effective gate system we can find.

As always, thank you for the support of the Association and we look forward to seeing everyone around the community.

The Plantations Owner's Board of Directors
The Plantations Condominium Council

*****Next Board Meeting is July 17th at 7PM at the Plantations Clubhouse*****