



The Soundings

July 2023

President's Message, Buck Bolden

Friends, and neighbors,

As I mentioned several months ago, the SGPOA is currently in the midst of 2024 budget planning process. The largest expense other than Operating Expense (Administration, Security, Facilities, etc) is the annual contribution to the Maintenance Reserve Fund. Within that, the largest single expense is maintaining and repairing our roads. In 2022 and 2023, the cost for asphalt and labor increased significantly which impacted the amount that the association needs to set aside for future paving requirements. There have also been several large expenditures from the Maintenance Reserve Fund for the Resort Village pool repair, bike path repairs, and later this year resurfacing of the Magnolia pool (tentatively scheduled for October).

The Finance Committee along with the Infrastructure Committee has been diligently working to understand and mitigate the impact to our budget from current inflation

trends. As you may know, committee meetings are now recorded and posted to the owner's portal on the website for a period of 90 days. If you have interest, please view the Finance or Infrastructure Committee meetings online at your leisure. Homeowner attendance is encouraged either in person or via Zoom.

SGPOA annual assessments haven't substantially changed since 2010. Looking back 21 years, the previous high assessment was in 2009 when it was \$2,946. The special assessment remains at \$350 per year, which is designated to pay for the Resort Village property that SGPOA purchased in 2016.

In conclusion, my report this month is to clearly communicate that the inflationary environment we have all experienced in the last couple of years will impact the annual assessment for 2024. We are diligently working to determine the exact impact and will communicate much more information as it becomes available. Thank you.

IMPORTANT SAND FENCING GUIDELINES FOR BEACHFRONT OWNERS

Dune fencing and vegetation are required for all beachfront properties, including new construction. No work on dunes/beaches is allowed during turtle season (May 1 - Oct 31). However, now is the time to start your planning and scheduling! For more information on DEP Sand Fencing Guidelines and permits, [click here](#).



Board of Directors Meetings

2023

January 19
February 16
March 16
April 20
May 18
June 15
July 20
August 17

*September 14 (2nd TH)
Owners Budget Workshop

*October 13 - FRI
Owners' Annual meeting
1:00 PM

Board meetings are held on the 3rd Thursday of the month at 1:00 PM unless otherwise stated

***Next Board meeting:
August 17 at 1:00 pm***



BOARD BRIEFS AND COMMUNITY NOTES

The Board Briefs are a brief overview of the BOD meeting. Click [here](#) to refer to the board packet and committee reports for more complete information. Board meeting recording is now available [click here](#).

General Manager: Brenda Ash, General Manager - The Board was provided with updates on the Investment Committee, Capital Contribution, Cash Reports, statistics, and the 2023 Florida Legislative Session. No action items.

Security: Bob Shiver, Director of Security - The Board was provided with updated Security stats. The St. George Plantation entrance sign was damaged due to a reckless driving accident on July 14th. The replacement sign will be installed within 3 to 4 weeks. The exterior fence on 12th Street/Pine Street was also damaged due to a reckless driving accident on July 13th. Repairs are being organized. No action items.

Facilities: Philip Square, Facilities Manager - The Board approved to accept the new quote from Cox Commercial Pools of \$100,772.94 for resurfacing of the Magnolia Clubhouse pool. Cox Commercial Pools set a tentative start date of October 30th for the Magnolia pool resurfacing.

ARC: Greg Struble, Chair - The Board approved the Committee's recommendation to approve Greg Struble as Chairman. The Board also approved increasing the Major Landscape project description amount from \$1,000 to \$5,000. Lastly, the Board approved the Committee's recommendation to approve the revised Post Storm Emergency Clean Up Policy.

Finance: Robin Cooper, Chair - The Board approved the Committee's recommendation re: MAINTENANCE RESERVE STUDY (6-27-2023). The Plantation will hire a Professional Reserve Specialist to review its assets and determine the current value, useful life, and calculate the Fully Funded Reserve Balance of total assets used in the next fiscal year's budget. This Reserve Study shall be completed on or before April 15th of each year. The latest Reserve Study will be reviewed by the Infrastructure Committee, which will then make its recommendations to FINCOM and will apply to the following fiscal year's budget.

The Board also approved the Committee's recommendation re: a portion of the MAINTENANCE RESERVE POLICY addressing Funding and Transfer. It was generally agreed that the intent was instead to make any such recommendations in mid-March after the year end annual audit results are available. The wording of the "Funding and Transfer" portion of the policy was simplified and shortened to a single line. The funds transfer shall be completed on or before March 31st.

Infrastructure: August Elliott, Chair - The Board approved the Committee's recommendation to approve \$14,000 expenditure to replace the radio communications equipment destroyed during Hurricane Michael, including the purchase of new radios. The Board also approved the Committee's recommendation for the purchase of two handheld aviation radios, one for Security and one for Maintenance, for use when either department is working near or on the Airport runway. Price range is \$400 to \$800.



Important issues will be considered at the Annual Owners Meeting in October. Sign up to cast your vote ELECTRONICALLY! Only 30% of the SGPOA owners have signed up for electronic voting, which means 70% (over 550 packets) will need to be printed and mailed. Make the change today!



SIGN UP FOR ELECTRONIC VOTING

Save paper and postage!

Sign up today to vote electronically!

Click [here](#) to access the form or email office@sgpoa.com.

The deadline to sign-up is September 5th.

Owners' Annual Meeting 2023 ~ SAVE THE DATE

Mark your calendars for the 2023 Owners' Annual Meeting ~ Friday, October 13th at 1:00 PM

UPDATE FROM THE FINCOM SUBCOMMITTEE RE: VISITOR ENTRY FEES

Historically visitor fees have been levied on a flat fee basis (currently \$100 per entry). Visitor entrance fees technically apply to all non-family visitors of owners (whether or not paying a rental charge) save those visiting the owners while they are in residence. However, the application by and far mostly applies to those visitors who rent a home in the Plantation. Based on numerous concerns expressed by rental owners themselves, being that a flat fee was inequitable between small rental homes versus much larger rentals, Fincom repeatedly discussed the matter and possible alternatives this spring, not achieving consensus. Consequently, an ad hoc subcommittee was formed to better investigate the matter in more detail.

As many as 60% of Plantation homes are advertised for rental for at least part of the year. Visitor fees are

supposed to be a compensatory offset to the added wear and tear, security and staff efforts, and additional maintenance caused by our large number of annual visitors. The current \$100 flat rate fee has been simple and practical, and though partly inflation-adjusted it unfortunately has not kept pace with actual SGPOA cost increases. Increasingly higher advertised home occupancies and rentals have increased the normal wear and tear, required staff time, and overall expenses our community incurs from our visitors.

Alternate practical, yet hopefully more equitable options are being discussed to modify the visitor fees and the subcommittee hopes to present its findings to Fincom for the coming August 11 meeting. The matter then would then be vetted by the SGPOA attorney and go to the BOD for consideration possibly as early as August 17. Link [HERE](#) for the interim report prepared by the subcommittee.



There are 2 seats available on the Board. Pick up an *Intent to Be a Candidate* form in the office or click [here](#). These will be accepted AUG 16 - SEPT 5 via office@sgpoa.com or drop off at the Magnolia front desk.

Seeking ARC Committee Member

The ARC Committee is seeking a new member this Fall. If you are interested in being part of this very important committee, contact arc@sgpoa.com for information.

The Architectural Review Committee (ARC) is a committee of owners who reviews all new construction and exterior changes to existing property or landscape for compliance with the Declaration of Covenants and the St. George Plantation Design Guide. Meetings are held once per month; attendance is required either in person or via Zoom.

Hear ye! Hear Ye! The RV pool is scheduled to open in August. Resurfacing and resealing is complete and the pool chemicals are being regulated. Watch the Enews for an official opening. Thank you for your patience these past months.



OWNERS' PORTAL AND DIRECTORY INFORMATION

The following steps are needed to access the **Owners Portal**. The portal is the 'keeper' of SGPOA documents and forms, meeting information, owner directory etc. that are not public information.

1. Owners should have received an email invitation from **FRONTSTEPS** to register. The invitation was sent to the email address on file. Please check your spam or junk folder if you did not receive the email. Contact office@sgpoa.com if your email needs to be updated in our records in order to make sure you continue to receive important information from the association .
2. Registering is required to access the Owners' Portal. You will need an email address and create a password requiring at least one capital letter, one number, and one non-alphanumeric character (!,@,# etc.)
3. **Once registered you must "opt in" to include your phone number and email information in the directory. This information from the former website will not transfer over to the portal.**

Click under your name in the upper right-hand corner for a drop down menu. Click **Privacy Settings**. Check the corresponding box(es) if you want your contact information i.e. email, phone number, address; visible in the directory. Make sure to click **SAVE CHANGES**.

NEWSWORTHY NOTES

14TH ANNUAL PHOTOGRAPHY CONTEST



All owners and visitors, amateur and professional photographers, are invited to enter the 2023 Photo Contest. The entry fee is \$5 per photo or \$10.00 for 3 photos. Monetary prizes will be awarded and 5 photographs will be selected to be featured on the St. George Plantation spring and summer 2024 Leisure Lane banners.

[Click HERE](#) for rules and entry form or stop in at the Magnolia office for more information. The deadline for submitting is September 8.

SUMMER ACTIVITIES

<u>Art Group</u>	<u>Yoga Class</u>
Wednesdays	* check weekly Enews
1:00pm - 4:00pm	Resort Village
Resort Village	Clubhouse
ArtSocial@sgpoa.com	yoga@sgpoa.com

<u>Water Aerobics</u>	<u>Tennis Open Play</u>
Mon, Wed, & Fri	Saturdays
9 - 10 AM	9 - 11 AM
	Tennis@sgpoa.com

Pickle Ball Open Play
Wed, Fri & Sun
9 - 11 AM
pickleball@sgpoa.com



SGPOA owner, Michaelin Watts recently won gold in the combined 80's and 85's women's doubles tennis competition at the National Senior Games in Pittsburgh. She is pictured here (orange shirt) with her partner, Judy.

Michaelin also won a silver medal with her partner Lou, from Jacksonville, in the mixed 80's category. Congratulations!

How to Register Guests and Vendors!



dwellingLIVE®

Please use DwellingLive to register guests and vendors. The office and gate no longer handle this service.

Go to sgpoa.com and at the bottom right on the homepage click **GATE PASS**. This is also found in the menu bar at the top, under LIVE.

There is also a mobile app available on GooglePlay or the Apple App store.

BE PREPARED FOR HURRICANE SEASON JUNE 1 - NOVEMBER 30

SGPOA alerts: The SGPOA alerts owners by text, email and voicemail of events affecting the safety of the Plantation. It is imperative that you inform staff if your contact information has changed in order to receive association alerts . The website will also post alerts.

DISASTER PREPARATION: Click [HERE](#) for information about preparing your home in the Plantation in the event of a natural disaster. Plan ahead and be prepared.

Do you have your re-entry tag?

A Franklin County/SGI re-entry tag is necessary to return to the island following a mandatory evacuation of SGI or Franklin County. Be prepared and request your tag now. Once issued, tags do not have to be renewed.

Please refer to:

www.franklinemergencymanagement.com