

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

NOVEMBER 14, 2009

MINUTES

I. OPENING COMMENTS & INTRODUCTIONS

Drew Gillespie, Chairperson welcomed all present to The Avista Resort in North Myrtle Beach. Chairperson Gillespie introduced John Wirth, Larry Shoffner, Paul Brewer and Barbara Hicks serving on the current Board along with Kendall Benjamin and Sherry Coppolechia from Chicora.

II. FORMAL OPENING OF THE MEETING

Chairperson Gillespie called the meeting to order at 10:05 am.

III. QUORUM CERTIFICATION

Paul Brewer reported that of the total 162 lots, 23.4% were represented in person and 76.6% represented by proxy, resulting in 100% of the total membership and a proper quorum.

IV. EXAMINATION OF PROOF OF MAILING

Chairperson Drew Gillespie examined the notarized Proof of Mailing for the Notice of the 2009 Annual Members' Meeting and noted it would be filed with the official records of the meeting along with a sample of the Notice.

V. PRESENTATIONS – DREW GILLESPIE

Drew Gillespie presented three plaques one to Sherry Coppolechia for her dedication and commitment to Seaside Plantation, one to Jim Wright for his contribution to Seaside Plantation for his dedication and commitment to the landscaping at the property and one to Tricia White for her dedication and commitment to the decorating of the clubhouse and holiday events. November 14th was named Jim Wright Day and November 15th Tricia White Day at Seaside Plantation.

VI. APPROVAL OF 2008 ANNUAL MEMBERS MEETING MINUTES

Upon a motion made by Mr. Friz, seconded by Mr. McSwain, and unanimously carried, the reading of the minutes of the 2008 Annual Members' Meeting was waived and approved as submitted.

VII. ANNUAL REPORTS

A. President's Report

Chairperson Gillespie reported on various items such as parking, speed limit signs, renewal of the landscaping contract, gates, pool/clubhouse, lighting, and resurfacing of the streets. Mr. Gillespie also stated that volunteers were needed to be involved with the different committees within Seaside Plantation.

B. Architectural Review Board – John Wirth

Mr. Wirth stated that out of the 162 lots in Seaside Plantation, only 28 lots were vacant and all were being fined except 3 which were exempt due to either being grandfathered by the Developer, one lot is owned by the Association and the other was given a reprieve until sold.

C. Clubhouse Committee – Barbara Hicks

Ms. Hicks stated that the committee is attempting to update the current directory with email addresses from owners that have not yet responded. Ms. Hicks reported that Drew Gillespie is preparing the newsletter each month, a new deck and benches were added to the clubhouse/pool area as well as a new propane grill. On December 5th, the decorating will take place for Christmas; Tricia will be in charge of the clubhouse while Ms. Hicks will be in charge of the gate area.

Ms. Hicks then turned the podium over to Chuck Gornick from Rebel Pool Management to give a report on the pool and spa area. Mr. Gornick stated that the drains were changed due to the DHEC requirement. The spa will be closed in January due to a leak. Pool depth markers and no diving tiles will be installed due to the new DHEC rule that will be in place in 2010. The pump system will be changed over before May 15th either to a salt or liquid chlorine system.

D. Grounds Committee – Drew Gillespie

Mr. Gillespie asked Mr. Wright to come forward and review the current companies involved with the landscaping at Seaside Plantation. Mr. Wright advised the homeowners that after receiving three bids, Carolina Landscape Group was chosen for the landscaping portion and the fertilization portion was awarded to Earth Keeper with a reduction of 25% annually.

Mr. Wright was instrumental in having the repairs to the irrigation pump, pump shed, and restoration of the bank completed. The City of North Myrtle Beach also awarded Seaside Plantation the appearance award which had a lot to do with Mr. Wright's hard work. Mr. Wright has also negotiated the 2010-2011 contracts and would like to thank Mr. Rollings and Mr. Long for their contributions. Mr. Wright thanked the Board for their support and stated that plans are in place to have the landscaping addressed at the pool area later on.

E. Reserve Committee – John Wirth

Mr. Wirth reviewed the reserve account stating that it was fully funded based on the reserve study performed by Ray Engineering in 2007. Mr. Wirth reported that all items with regards to the clubhouse have been addressed recently such as, the carpeting, furnishings, painting, resurfacing of the spa and pool. Asphalt work will be continued after building is complete on Compass Pointe Drive and seal coating has been pushed up a year on Sea Island Way and Ocean Pointe Court due to the premature wearing.

F. Treasurer's Report – Larry Shoffner

Mr. Shoffner reviewed the review performed by Nick Diez, CPA stating that net income at year end 2008 was \$69,537.00. Mr. Shoffner stated that the assessment for 2010 would be \$1250, an increase of \$35.00.

VIII. ELECTION OF DIRECTORS

Chairperson Gillespie stated that it was necessary to elect three Directors, each for a two-year term. Barbara Hicks, John Wirth and Larry Shoffner were previously nominated to serve. There being no nominations from the floor, upon a motion by Ken Platt and seconded by Bill Frank, and unanimously adopted, Barbara Hicks, John Wirth and Larry Shoffner were elected by acclamation to serve on the Board of Directors for a two-year term.

IX. TAX RESOLUTION – PAUL BREWER

Mr. Brewer read the tax resolution to the membership explaining that any excess membership income over expenses for the year ended December 31, 2009 shall be applied against the subsequent year member assessments as provided by IRS Revenue Ruling 70-604. **Upon a motion made by Bill Frank, seconded by Rexford White and unanimously carried, the Tax Resolution was passed.**

X. NEW BUSINESS & MEMBER COMMENT

Mr. Kumerfield made a presentation regarding the addition of a TV to the clubhouse and cable service and/or the installation of a dish. Mr. Kumerfield went on to say that the TV would be for sporting events as well as movies and any other events the community would like to use it for. The cost for the dish would be \$1.50 per month per home.

Ms. Hendrix asked about the cameras at the pool area and requested that signs be posted that surveillance cameras are in use. Mr. Gillespie stated that the signs would be added.

Mr. Key questioned what made up the amount in the General Maintenance category. Kendall Benjamin replied that several items make up this category, such as lighting, etc.

Ms. Whitaker questioned the drainage problem on Compass Pointe Drive. Mr. Gillespie stated that a drain line was run from Lot 116 to the storm drain to alleviate the drainage issue.

Mr. Kumerfield suggested that the Annual Meeting be moved to the North Myrtle Beach Municipal Building. Mr. Gillespie stated that the meeting would be moved to another location next year.

Ms. Wolfe wanted to know if the TV in the clubhouse would be used for things other than sporting events if approved. Mr. Gillespie assured her it would.

XI. ADJOURNMENT -There being no further business to come before the Board for discussion, upon a motion duly made by Mr. Platt, seconded by Mr. Harley and unanimously carried, the Annual Members Meeting was adjourned at 11:35 am.

SUBMITTED BY:

Kendall Benjamin, Recording Secretary

APPROVED BY:

DATE:

Drew Gillespie, President