

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

APRIL 19, 2011

Opening of Meeting:

The regular meeting for the month of April 2011 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Drew Gillespie in the clubhouse of Seaside Plantation at 3:05 PM. Board members present were: Paul Brewer, Barbara Hicks, Larry Shoffner, and Fred George.

Approval of Minutes:

Motion was made by Fred George and seconded by Barbara Hicks to approve the March 2011 minutes as written. Motion approved.

Website:

In response to an inquiry from a Seaside Plantation resident regarding listing their property for sale on the new website, residents are advised to contact Michelle Mate of Sea Server, Inc. directly. Related expenses and payment thereof will be between Sea Server and the relevant resident.

Crime and Vandalism:

There were no reports of crime or vandalism in the past month.

As to the status of installing additional street lights, Drew reported that five locations have been identified. Drew will make the appropriate contacts for installation. Also, Paul Brewer will contact Frank Fleischer to assist in the process of adding security cameras.

Drew will contact Eric Hendrix for an updated status on the Neighborhood Watch Program.

Financial Report:

After a request from a resident, the board unanimously approved a new policy to delay the payment of association dues up to one year on a case-by-case situation.

Larry reported that the reassessment of Lot #141 to \$90,000 has been updated in the financial records. Larry also reported that the accounts receivable continue to rise, but overall the financial status is positive.

Regarding delinquent accounts, Larry reported there are still several assessments unpaid. As requested by one such property owner, the board approved the immediate payment for assessment and late fees while delaying the payment of fines until end of June 2011. Also,

Larry is working on a proposal for the establishment of a policy for delaying non-building fines.

Larry reported on the status of two legal financial issues. Legal action is being pursued by the attorney. The board voted and approved stated legal action.

Other Business:

Barbara will contact Kendall Benjamin of Chicora Management Company regarding the heating/air conditioning problems in the clubhouse. Barbara also reported the outside lights around the clubhouse need updating; she will so advise Chuck for repair.

She gave a report on the status of upgrading the clubhouse kitchen; the cabinets have been relocated and the stove and refrigerator will be installed shortly.

Larry gave an update on the landscaping proposal for the pool area as a result of his meeting with representatives of Mainscape. Lew Janes participated in the meeting. No decision was made at this time; the matter is still open.

Larry also reported the new grounds contractor for Seaside Plantation, Mainscape, will start May 1st.

Fred advised the new wildlife control contract for Seaside Plantation has been awarded to Snake Chaser at a sizeable savings. Snake Chaser will apply a treatment every 4 to 6 weeks at a cost of \$400-\$500 annually. Fred will write an article for the upcoming Newsletter advising residents who may be interested in using Snake Chaser for their own property.

Fred advised the board that the resurfacing treatment around the pool needs repair. Barbara will contact Chuck for repair.

Larry presented the ARB report and advised he had received five requests from residents for various property changes. Residents are reminded that approval is needed from the ARB for property changes.

Fred reported the ponds are in good condition. Fred will obtain an assessment as to the need for additional carp for the ponds.

The issue of landscape changes to the west entrance gate is still open.

Larry presented a letter received from a firm that completed the wall cave-in repair on Lot #152. The board requested this letter be sent to Kendall to be shared with the Chicora Attorney to see if the letter prompted any board action or needed to be shared with other property owners. This remains open.

There has been no update on the 8th Avenue parking and Wal-Mart noise issues. Drew will follow-up with appropriate offices.

The board voted to hold the annual meeting for the Seaside Plantation Homeowners at the North Myrtle Beach Recreation Center, which is the same location as last year's meeting. Coffee and pastries will be served.

The meeting was adjourned at 4:30 PM. Next meeting: May 17th at 3:00 PM.

Drew Gillespie, President

Reatha Robertson, Recording Secretary