

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL MEMBERSHIP MEETING

NOVEMBER 17, 2012

MINUTES

I. OPENING COMMENTS & INTRODUCTIONS

Drew Gillespie, Chairperson, welcomed all present to the Floyd Community Center in North Myrtle Beach. Chairperson Gillespie introduced Fred George, Larry Shoffner, Paul Brewer and Barbara Hicks serving on the current Board, along with Mike Fanelli and Sherry Coppolechia from Chicora.

II. FORMAL OPENING OF THE MEETING

Chairperson Gillespie called the meeting to order at 10:00 a.m.

III. QUORUM CERTIFICATION

Fred George reported that of the total 162 lots, 16.7% were represented in person and 42.6% represented by proxy, resulting in 59.3% 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 2012 Annual Members' Meeting and noted it would be filed with the official records of the meeting, along with a sample of the notice.

V. APPROVAL OF THE 2011 ANNUAL MEMBERS' MEETING MINUTES

Upon a motion made by Ms. Puhl (Lot 91), seconded by Mr. Frank (Lot 31), and unanimously adopted, the reading of the minutes of the 2011 Annual Members' Meeting was waived and the minutes were approved as written.

VI. ANNUAL REPORTS

A. President's Report – Drew Gillespie

Chairperson Gillespie reported on various items such as streetlights and crime reports received each week, stating that the cameras installed at each entrance have helped. Chairperson Gillespie recognized Paul Brewer's work on the Board and presented him with a plaque for his service.

B. Architectural Review Board – Larry Shoffner

Mr. Shoffner stated that construction was completed on Lot 37, 109 and 140 since the last meeting. Construction on Lot 156 is almost complete, Lot 78 should be complete by year end, Lot 13 is under construction and Lot 65 will break ground in the near future. Requests had been received for tree removal and Mr. Shoffner reminded the membership in attendance that any change to the outside of their home requires prior approval from the Architectural Review Board. Mr. Shoffner also stated that all forms and ARB Guidelines can be found on the Seaside Plantation website.

C. Clubhouse – Fred George

Mr. George stated that Barbara & Mike Hicks do a great job on the homeowner directory and clubhouse activities. Updates to the directory were requested. Mr. George reported that the partition was removed between the rooms in the clubhouse, making the room more open and allowing for more seating. One of the HVAC units was removed due to moisture building up in the attic and was replaced with a more efficient and proper size, reducing electrical costs and maintaining the temperature properly. The spa heater was replaced along with minor landscaping improvements around the pool area. An addition to the porch area by the grill was added to hold the large city trash container. Mr. George reviewed all of the community activities that are held during the year.

D. Grounds Committee – Paul Brewer

Mr. Brewer stated that Mainscapes Landscaping provides the Association with a weekly report of the landscaping issues and has responded to emails reporting areas of concern. The landscaper has provided the Association with good service and has planted new flowers at the gate entrances as well as creating a rose garden where the putting green was located.

E. Ponds & Pool – Fred George

Mr. George stated that the ponds are in chemical balance with two well pumps to maintain the water levels. The Association obtained a permit to stock the ponds with sterile carp to control the algae growth in each. Mr. George has maintained the operation of the fountains by turning them off when they become clogged. This has saved the Association in repair costs.

Ms. Wolfe (Lot 33) asked if the Association had a backup generator to run the pumps should a storm occur. Mr. George stated that the Association did not have a generator, that gravity would control the water flow.

F. Reserve Committee – Larry Shoffner

Mr. Shoffner stated that the Association hired Ray Engineering out of Norcross, Georgia in 2007 to set up a reserve schedule for Seaside Plantation. At the time of this report, Lot 141 had a value of \$120,000; the value at the time of settlement was \$175,000. This report was updated in 2010. The Association had the lot re-appraised last year and it appraised for \$90,000. Mr. Shoffner stated that the storm drains were not installed properly, and the Association had to have photos of the drain boxes taken to determine how many required repairs as well as areas in the street sinking due to being poured over sand. The HVAC and hot water heater were replaced in the clubhouse as well.

G. Treasurer's Report – Larry Shoffner

Mr. Shoffner reviewed the 2013 projected budget stating that the assessment for 2013 would be \$1,400.00.

REVIEW OF 2011 AUDIT

The December 31, 2011 year-ending audit was distributed to the membership at this meeting. Larry Shoffner reviewed the highlights of the audit for the Association and stated that the auditor has given Seaside Plantation an unqualified opinion confirming that the financial statements prepared for the audited period were in conformance with accounting principles generally accepted. The attendees had no questions regarding his presentation. Larry Shoffner reviewed the Tax Resolution, stating that a South Carolina Law declaration of intent affords the Association the opportunity to affirm their non-profit status by declaring that

any excess in membership income after expenses for the year ending December 31, 2012 will be rolled over and applied against subsequent tax year member assessments. Mr. Shoffner asked for a motion to accept the Tax Resolution. Ms. Shoffner, Lot 145, made a motion to accept the Tax Resolution; Mr. Etzkorn, Lot 146, seconded the motion. The motion was carried by a unanimous vote of the membership.

VII. ELECTION OF DIRECTORS

Chairperson Gillespie stated that it was necessary to elect two Directors, each for a two-year term. The following is a list of the candidates that were seeking nomination: Dan Boarman, Nancy Fleischer and Drew Gillespie. There being no nominations from the floor, upon a motion by Mr. Clapp, Lot 117, seconded by Mr. Kumerfield, Lot 132, and unanimously adopted, the nominations were closed. Ms. Adams, Lot 97, and Mr. Kumerfield, Lot 132, were appointed as tellers for the election. After the votes were tallied, Nancy Fleischer and Drew Gillespie were elected to serve a two-year term.

VIII. NEW BUSINESS & MEMBER COMMENT

Mr. Frank, Lot 31, asked how much the lot owned by the Association cost in expenses a year. Mr. Shoffner stated that he filed an appeal with Horry County a year ago to have the taxes lowered on the lot belonging to the Association. With that said the taxes went from \$1,800.00 to approximately \$12.00 a year. The assessor's office is going to send out a new bill for this year and process a refund for the prior year's tax amount.

Mr. Sansone, Lot 37, asked about note number 9 on the audit. Mr. Shoffner stated that note was in regards to the lot owned by the Association and the reappraised amount.

Ms. Brewer, Lot 139, announced her holiday get together for the ladies to be held at her home on December 7th.

Ms. Adams, Lot 97, informed the membership in attendance about the dining out group if anyone was interested in attending.

IX. ADJOURNMENT

There being no further business to come before the Board for discussion, upon a motion duly made by Mr. George (Lot 49), seconded by Mr. Etzkorn (Lot 146) and unanimously carried, the Annual Members' Meeting was adjourned at 11:10 a.m.

SUBMITTED BY:

Mike Fanelli, Recording Secretary

APPROVED BY:

DATE:

Drew Gillespie, President