

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

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**ANNUAL MEMBERSHIP MEETING**

**NOVEMBER 16, 2013**

**MINUTES**

**I. OPENING COMMENTS, INTRODUCTIONS & PRESENTATIONS**

Drew Gillespie, Chairman, welcomed all present to Boulineau's IGA in North Myrtle Beach. Chairman Gillespie introduced Nancy Fleischer, Fred George, Larry Shoffner and Barbara Hicks, the current Board, along with Sherry Coppolechia, Lauri Seger and Carl Armstrong from Chicora. Chairman Gillespie presented two awards to Barbara Hicks for her dedication and service on the Board of Directors for the past six years: Community Service Award for service from 2007 to 2013 and Distinguished Service Award. Chairman Gillespie also declared November 16 as Barbara Hicks Day.

**II. FORMAL OPENING OF THE MEETING**

Chairman Gillespie called the meeting to order at 10:08 a.m.

**III. QUORUM CERTIFICATION**

Barbara Hicks reported that 22.6% were present in person and 36.0% represented by proxy, resulting in 58.6 % of the total membership and a proper quorum was established.

**IV. EXAMINATION OF PROOF OF MAILING**

Chairman Drew Gillespie examined the notarized Proof of Mailing for the Notice of the 2013 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 2012 ANNUAL MEMBERS' MEETING MINUTES**

**The reading of the minutes was waived by the Chairman with no objection from the membership. The minutes were then approved by a motion made by Henry Walker, (Lot 15), seconded by Helmut Fritz (Lot 100), and unanimously adopted, the reading of the minutes of the 2012 Annual Members' Meeting was waived and the minutes were approved as written.**

**VI. ANNUAL REPORTS**

**A. President's Report – Drew Gillespie**

Chairman Gillespie reported on various items indicating the overall condition of the neighborhood being good, reiterating the policy that all dogs are to be on leashes and the requirement for dog owners to pick up their dog's waste. He also requested that if a resident has knowledge of a homeowner not wanting dogs on their lawns, to please respect his/her wishes and not allow your dog on his/her property. He also addressed adhering to the speed limit of 19 miles per hour and the use of golf carts, emphasizing the fact that all drivers must possess a valid South Carolina Drivers License. He additionally stated that street parking is not permitted overnight and suggested that guests park either at the Clubhouse or obtain a parking pass from Sherry Coppolechia for on street parking.

- B. Architectural Review Board – Larry Shoffner**  
Mr. Shoffner stated that construction was completed on Lots 78, 13, 65, 56. Additionally Lots 61 and 144 were recently purchased and construction is scheduled to commence in February or March. There are currently 16 vacant lots in total. He also reminded the membership that all exterior colors and installation of fencing require approval. Mr. Shoffner reiterated that the ARB guidelines are available on the website and the application form can be completed online and it will be forwarded directly to himself. He also commented that the form can be printed and mailed. Last it was reported that Paul Brewer is also serving on the ARB Committee.
- C. Clubhouse – Fred George**  
Mr. George reported that the Clubhouse remains in excellent condition. He also informed the membership that the committee had approved the purchase of a second dishwasher. A floor scrubber has been purchased as well. Pressure washing will be completed in the spring and fall. New tables and chairs were purchased for the pool area, and Mr. George is encouraging all owners and guests to collapse the umbrellas after use. Also reported was that new signage was installed with regards to the Rules and Regulations, the newly adopted no smoking policy and children not permitted in the spa. It was also reported that repairs were completed to the spa and new pavers were installed upon completion. The installation of pavers will make accessibility easier and more cost efficient in the future for necessary repairs. The annual holiday celebration was also announced. There are currently 46 people committed to attendance and that 60 would be the cut off for attendees. There is also a scheduled Ladies Meet and Greet scheduled for December 13<sup>th</sup> at 11:30 a.m. and all interested participants should contact Betsy Brewer. The grill was moved further away from the Clubhouse structure per the Fire Marshall.
- D. Grounds Committee – Nancy Fleischer**  
Ms. Fleischer reported that Mainscapes has been contracted as the landscaper for the past three years and that in previous years the Board was generally happy. This year Mainscapes has been unresponsive and has not cleaned up the debris on property. She also indicated the Board was actively seeking bids for alternate services. Also reported was that there are several vacant lots that the owners are not maintaining. The Board has hired a landscaper to service these lawns when necessary. The expense for these services is billed back to the owner. The 2013 Budget is on target.
- E. Ponds – Fred George**  
Mr. George stated that an agreement has been established with Ocean Keyes to share the expense of maintaining the fountains. The ponds have been stocked with 50 grass eating carp. Mr. George requested that homeowners do not feed the geese. There is a major problem with the geese every year. He reported that the government will pick up the geese and the cost will be shared with Ocean Keyes. A shallow water fountain was purchased this year. The existing fountain was relocated to the large pond. A new fountain costs \$5,000, a new motor is \$1,000, and a servicing company charges \$75.00 to show up and \$300-\$500 for services performed.
- F. Reserve Committee – Larry Shoffner**  
Mr. Shoffner stated that Ray Engineering was employed in 2007 to set up a reserve schedule. In 2010 they updated the reserve analysis and it would need to be

updated periodically in the future. There is \$356,413 in reserves with \$266,413 in cash and Lot 141 having an appraised value of \$90,000. This lot was acquired by the POA by an agreed settlement with the Developer. The Board has agreed to hold on to the lot until property values increase and at that time it will be converted to cash. Mr. Shoffner also reported that there were \$9,306 in reserve expenditures this year, \$4,700 for the spa and \$3,450 to replace the arms of the gates. Additionally, tables and umbrellas were purchased for the pool area.

**G. Treasurer's Report – Larry Shoffner**

Mr. Shoffner reviewed the 2014 projected budget and stated that the assessment for 2014 would be \$1,300.

**REVIEW OF 2012 AUDIT**

The December 31, 2012 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, 2013 will be rolled over and applied against subsequent tax year member assessments. Mr. Shoffner asked for a motion to accept the Tax Resolution. **Mr. Charles Smith, Lot 147, made a motion to accept the Tax Resolution; Mr. McKibben, Lot 73, seconded the motion. The motion was carried by a unanimous vote of the membership.**

**VII. ELECTION OF DIRECTORS**

Chairman Gillespie stated that it was necessary to elect three Directors, each for a two-year term. The following is a list of the candidates that were seeking nomination:

Fred George, Larry Schoffner and Mike Hicks. There were no nominations from the floor and nominations were closed. There being no objections, all candidates were appointed by acclamation.

**VIII. NEW BUSINESS & MEMBER COMMENT**

Mrs. Rosemary Wolfe, Lot 33, initiated discussion regarding outside people entering the community with their pets and enforcing the pet policy regarding sidewalks. Pat Granger, Lot 162, suggested that homeowners initially attempt to resolve these issues amicably. Mr. Dick McKibben, Lot 73, offered appreciation for the newsletters, activities and applauded the Board for the efforts. Mr. Jim Celia, Lot 80, commented on the poor condition of the stop signs however stated they looked better now that they had been painted and remarked about the broken concrete on the sidewalks and curbs. Drew Gillespie reported that each sidewalk is owned by the homeowner and their responsibility to repair. Mr. Paul Brewer, Lot 139, commented on the curbs being owned by the POA and Mr. Charles Smith, Lot 147, commented that the garbage trucks are causing a majority of the damage. Ms. Rosemary Wolf, Lot 33, commented on the mail trucks also driving on the sidewalks and she spoke with someone at the post office who indicated that the post delivery vehicle are able to drive on the sidewalks if the mailbox is not accessible from the road. Mrs. Debbie Celia, Lot 80, commented on the streets cracking. Larry Shoffner indicated that the Reserve Schedule indicates the first portion of the roads be resurfaced in 2015 and that coquina was not used during the initial process. **Mr. Ken Platt, Lot 17, reported that the City of North Myrtle Beach was willing to take the streets back.** Ms. Mary Regan, Lot 21, requested that the owners receive additional communication from the Board regarding projects and issues

ongoing during the year. Mr. Gillespie responded and informed Ms. Regan that all information is posted on the website.

**IX. ADJOURNMENT**

There being no further business and without objection, Chairman Gillespie adjourned the meeting at 11:15 a.m.

SUBMITTED BY:

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Lauri Seger, Recording Secretary

APPROVED BY:

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Drew Gillespie, President

DATE:

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