

# SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

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## ANNUAL MEMBERSHIP MEETING

NOVEMBER 8, 2014

### MINUTES

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

Mr. Fred George, Chairman, welcomed all present to Boulineau's IGA in North Myrtle Beach. Chairman George announced that he would be chairing the Annual Meeting of the Membership in the absence of President Drew Gillespie. Chairman George introduced Ms. Nancy Fleischer, Mr. Larry Shoffner and Mr. Mike Hicks, the current Board, as well as Ms. Lauri Seger and Ms. Sherry Coppolechia, of Waccamaw Management, LLC, managing agent for the Association. Chairman George presented an award to Mr. Gillespie for his dedication and service on the Board of Directors for the past eight years; six of those years were served as President of the Association. Mrs. Gigi Gillespie accepted the award in his absence. Chairman George also presented a plaque to Ms. Fleischer for her service for the past two years.

#### **II. FORMAL OPENING OF THE MEETING**

Chairman George called the meeting to order at 10:02 a.m.

#### **III. QUORUM CERTIFICATION**

Ms. Fleischer 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 George examined the notarized Proof of Mailing for the Notice of the 2014 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 2013 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 Ms. Judy Puhl, (Lot 132), seconded by Mr. Harry Walker (Lot 15), and unanimously adopted, the reading of the minutes of the 2013 Annual Members' Meeting was waived and the minutes were approved as written.

#### **VI. ANNUAL REPORTS**

##### **A. Architectural Review Board – Larry Shoffner**

Mr. Shoffner stated that numerous remodeling projects were approved during the year, as well as tree removal for 15 lots. He stated that, in addition, homes were completed on Lots 61 and 104. Construction is anticipated to commence soon on Lot 150. 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. He also reported that Paul Brewer is also serving on the ARB Committee.

**Drainage:** Mr. Shoffner reported that the Association entered into an agreement with A.O. Hardee to repair the drainage issue on Tradewind Court. A.O. Hardee conducted exploratory work to determine where the blockage was and the best way to address the situation. Once it was determined the Association proceeded with A.O. Hardee to make the necessary repairs.

**B. Landscaping and Grounds-Nancy Fleischer**

Ms. Fleischer reported that the association entered into a contract with a new landscaper, Phoenix Landscaping. Clubhouse remains in excellent condition. The new landscaping company has been very responsive. They have been planting new turf, made necessary irrigation repairs planted bushes and flowers throughout the community. Ms. Fleischer also reported that after securing the appropriate permits from the City of North Myrtle Beach, the Association entered into an agreement with a tree service contractor to remove the large tree at the entrance. There were several trees also removed in the wetlands area that were dead. The association secured permission from the Army Core of Engineers. The Snakechaser was also contracted to remove the muskrats that were eating away the island in the lake adjacent to the clubhouse.

**C. Clubhouse Report-Mike Hicks**

Mr. Hicks reported that the Board has met with architects and contractors to look at a possibility of renovations and possible expansion of the clubhouse. Mr. Hicks also reported that three (3) new tables and eighteen (18) chairs were purchased for the clubhouse.

**E. Pool – Fred George**

Mr. George stated that spa was resurfaced in March and new pavers were installed around the spa. Mr. George reported that two (2) new umbrellas were also purchased for the pool area.

**F. Ponds and Wildlife-Fred George** Mr. George reported that the ponds are in great condition with all the rain that we received this year. He indicated that some repairs were made to the well pumps. Baskets were added to the fountains which minimized the weed growth. The Association entered into an agreement with the USDA to remove up to 75 Canadian geese from the ponds and lakes on our Property. The Snakechaser removed raccoons in the pool area.

**G. Reserves – Mike Hicks**

Mr. Hicks reported that the Reserve schedule for the community was under review to ensure that the Association had designated enough funds for future repairs and replacement of community assets, such as roads, drainage, pool and clubhouse.

**REVIEW OF 2013 AUDIT-Mike Hicks**

The December 31, 2013 year-ending audit was distributed to the membership at this meeting. Mr. Hicks 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. Mr. Hicks 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, 2014 will be rolled over and applied against subsequent tax year member assessments. Mr. Hicks asked for a motion to accept the Tax Resolution. Mr. John Oakley, Lot 48, made a motion to accept the Tax Resolution; Mr. Skip Friz Lot 100, seconded the motion. The motion was carried by a unanimous vote of the membership.

**VII. ELECTION OF DIRECTORS**

Chairman George 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: Michael R. Baker, Frank Fleischer and Helmut H. "Skip" Friz. There were no nominations from the floor and nominations were closed. The votes were counted by two volunteers from the membership; Betsy Brewer and Gary Kumerfield. The two receiving the most votes were Michael R. Baker and Frank Fleischer.

**VIII. NEW BUSINESS & MEMBER COMMENT**

Mrs. Rosemary Wolfe, Lot 33, initiated discussion regarding moles on a neighboring vacant lot. Pat Granger, Lot 162, suggested that homeowners initially attempt to resolve these issues amicably.

**Recognition:** Mr. George presented a plaque to Mrs. Nancy Fleischer and thanked her for her service to the Board during her term. A plaque was also presented to Mr. Drew Gillispie for his service for the last eight years on the Board. Six of those years were served as President. Mrs. Gigi Gillispie accepted the plaque in Mr. Gillespie's absence. Mr. George also thanked Ms. Sherry Coppolechia, Community Specialist and Ms. Lauri Seger, Association Manager from Waccamaw Management, LLC, AAMC, for their service throughout the year.

**IX. ADJOURNMENT**

There being no further business and without objection, Chairman George adjourned the meeting at 11:12 a.m.

SUBMITTED BY:

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Lauri Seger, Recording Secretary

APPROVED BY:

DATE:

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Fred George, Vice President

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