

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

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**ANNUAL MEMBERSHIP MEETING**

**NOVEMBER 7, 2015**

**MINUTES**

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

Mr. Larry Shoffner, President, welcomed all present to Boulineau's IGA in North Myrtle Beach. Chairman Shoffner announced that he would be chairing the Annual Meeting of the Membership. Chairman Shoffner introduced Mike Baker, Mike Hicks, Fred George and Frank Fleischer, the current Board, Reatha Robertson, non-voting Board member and Recording Secretary as well as Lauri Seger and Sherry Coppolechia, of Waccamaw Management, LLC, managing agent for the Association.

**II. FORMAL OPENING OF THE MEETING**

Chairman Shoffner opened with a prayer and called the meeting to order at 1:39 p.m.

Mr. Shoffner stated that he would serve as Chairperson of the meeting, Mr. Fleischer would serve as Proxy Agent and Ms. Seger of Waccamaw Management, LLC would serve as Recording Secretary of the meeting.

**III. QUORUM CERTIFICATION**

Chairman Shoffner reported that 28.4% were present in person and 35.8% represented by proxy, resulting in 64.2 % of the total membership and a proper quorum was established.

**IV. EXAMINATION OF PROOF OF MAILING**

Chairman Shoffner examined the notarized Proof of Mailing for the Notice of the 2015 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 2014 ANNUAL MEMBERS' MEETING MINUTES**

The reading of the minutes was waived by the Chairman with no objection from the membership. Upon a motion by Charles Smith (Lot 147), seconded by Buzz Oakley (Lot 48), and unanimously adopted, the reading of the minutes of the 2014 Annual Members' Meeting was waived and the minutes were approved as written.

**VI. ELECTION OF DIRECTORS**

Chairman Shoffner stated that it was necessary to elect three Directors, each for a two-year term as Fred George, Mike Hicks and he were not seeking reelection.

The following is a list of the candidates that were seeking nomination: Phillip Ahlschlager, Gary Kumerfield, Sue Pastroff, Peter Sansone and Robert Dennis Strickland, Jr. There were no nominations from the floor and nominations were closed by a motion made by Charles Smith (Lot 147), seconded by Buzz Oakley (Lot 48) and unanimously adopted. Ballots were distributed to those owners that did not return their proxy by mail and they were collected prior to the vote tallying. The votes were counted by two volunteers from the membership: Eileen Izzo and Glenn Kinard. The three receiving the most votes were Phillip Ahlschlager, Gary Kumerfield and Peter Sansone.

## **VII. ANNUAL REPORTS**

### **A. President's Message – Larry Shoffner**

Chairman Shoffner stated that Seaside Plantation was a great community with hard working people and is a very social neighborhood with a lot of various activities going on. Chairman Shoffner discussed the positions of the other Board members and acknowledged the hard work they put into the Board and community. Chairman Shoffner also acknowledged the various committees within the neighborhood and asked each Committee Chairman and member to stand and be recognized.

### **B. Architectural Review Board – Michael Baker**

Mr. Baker reviewed the new ARB standards and fee structure he also reported that one new home was completed in the neighborhood and a second will be completed before the end of this calendar year.

### **C. Landscaping and Grounds - Frank Fleischer**

Mr. Fleischer reported that Phoenix Landscaping and he do a monthly community walk around to discuss items of concern. Mr. Fleischer also stated that some cameras were replaced and saved the Association money by providing the ability to identify who is damaging the gates and pool items. The landscaping team is determining the health of the trees in the community. Mr. Kime (Lot 89) asked if they were putting enough money into the budget to address the trees and landscaping throughout the community. Ms. Smith (Lot 147) asked if the circle by their home could be addressed with regards to the current condition of the landscaping. Ms. McGruder (Lot 66) stated that the circle on Tradewind Court is in need of plants and the rose bushes need to be cut down at the end of January so they will grow back properly. Mr. Fleischer advised Ms. Smith that this area has been added to the list for improvement. Mr. Ragan (Lot 21) stated that the Ligustrums are dying along 8<sup>th</sup> Avenue North. Mr. Ragan (Lot 21) also asked if the sprinkler system was working properly at the main entrance. Mr. Fleischer stated that he will look into this with the landscaper. Mr. Bullard (Lot 3) asked who was responsible for the hill between them; Ocean Keyes or the POA. The Board was not sure but would try to provide an answer.

**D. Clubhouse Report - Mike Hicks**

Mr. Hicks reported that the Board, after a thorough review of various options, decided it was too expensive to enlarge or modify the current floor plan in order to gain added seating capacity. However, the purchase of an additional table and eight chairs was approved. This brought the seating capacity to fifty-six seats. He also reported that one of the HVAC units and the garbage disposal had to be replaced. Additionally, the hot water heater was repaired and the exterior has been power washed. The Board is currently looking at options for making the decking around the clubhouse more durable and better looking.

**E. Pool – Fred George**

Mr. George stated that some of the pool furniture has been replaced and the replacement of the old pump motors with variable speed motors and adding LED lighting has provided the Association with a savings of \$5,700.00 as well as \$3,000.00 in rebates from Santee Cooper for updating this equipment and saving energy. Mr. George also stated that the umbrellas are still being left open causing breakage. Mr. George asked that the owners remember to close the garbage cans tightly due to the attraction of raccoons.

**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, and it was the first time he received complaints about how high they are. He indicated that the City of North Myrtle Beach is replacing the sewer system and the Association will request that another drain be tied in to help alleviate the amount of water that runs down East Coast Lane. The Association brought in Snakechaser to rid the common areas of snakes and 40 carp have been added to the ponds. A well pump had to be replaced and the Association is reserving for fountains and looking at the possibility of having to dredge the lakes twenty years out.

**G. Reserves – Larry Shoffner**

Mr. Shoffner reported the Board employed the firm Criterium-Giles to revise and update the Association reserve study which was originally prepared by Ray Engineering in 2007 and updated in 2010. Mr. Shoffner reported several capital assets had been added to the reserves and the treatment of certain capital assets had been revised as a result of the new study. He reviewed the major additions and changes and responded to questions regarding the changes and recommendations. Mr. Shoffner concluded the report by advising the reserve study had been placed on the Seaside website so all property owners could access and review it. Mr. Shoffner stated that the Board will replace the carpet in the clubhouse with either hardwood or tile to alleviate the appearance of the carpet currently in place. Mr. Shoffner also discussed the condition of the roads within the community stating that they will be patching the current areas that need addressing and are looking at paving in 2024. Mr. Kime (Lot 89) asked if they could wait that long to pave and added that the patches

89) asked if they could wait that long to pave and added that the patches were an eye sore. Mr. Shoffner stated that was the timeframe provided in the reserve study. Mr. Ragan (Lot 21) asked about the sand washing into the street from Lot 16 and what the plans were to address it. Mr. Shoffner stated that the mailbox of the owner next door to Lot 16 was being moved to the other side of their lot to prevent the mail truck running over the vacant lot alleviating this issue.

**H. REVIEW OF 2013 AUDIT – Mike Hicks**

The December 31, 2014 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, 2015 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. Joe Izzo, (Lot 127), seconded the motion. The motion was carried by a unanimous vote of the membership.

**VIII. NEW BUSINESS & MEMBER COMMENT**

**Recognition:** Mr. Fleischer and Mr. Baker presented Mr. Shoffner, Mr. George and Mr. Hicks a plaque and thanked them for their service to the Board during their terms.

**IX. ADJOURNMENT**

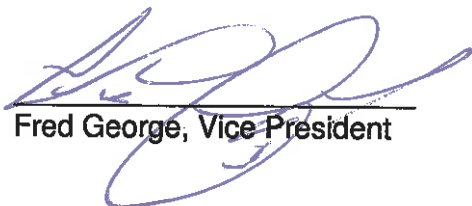
There being no further business and without objection, Chairman Shoffner adjourned the meeting at 3:05 p.m.

SUBMITTED BY:



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Lauri Seger, Recording Secretary

APPROVED BY:



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Fred George, Vice President

DATE:

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11-12-16