

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

**ANNUAL MEMBERSHIP MEETING
November 12, 2016**

MINUTES

I. OPENING COMMENTS, INTRODUCTIONS

Mr. Michael Baker, President, welcomed all present to Saint Stephen's Episcopal Church in North Myrtle Beach. Mr. Baker acknowledged the previous Board members and thanked them for their service to the community. Mr. Baker also stated to the membership that volunteers were needed to serve on the various committees and he hoped that everyone would consider donating their time. Mr. Baker introduced David Haynes and Sherry Coppolechia of Waccamaw Management, LLC, Managing Agent for the Association, Gary Kumerfield, Secretary; Frank Fleischer, Vice President; Peter Sansone, Treasurer and Phil Ahlschlager; Director all members of the current Board.

II. FORMAL OPENING OF THE MEETING

Chairman Baker announced that he would be chairing the Annual Meeting of the Membership, Mr. Kumerfield would serve as Proxy Agent and Ms. Coppolechia would serve as Recording Secretary of the meeting.

At this time Chairman Baker called upon Mr. Fleischer to open the meeting with a prayer and called the meeting to order at 10:00 a.m.

Chairman Baker stated that the community had some new owners present and asked that they stand and introduce themselves to the membership.

III. QUORUM CERTIFICATION

Chairman Baker called upon Mr. Kumerfield to announce the quorum. Mr. Kumerfield reported that there were 24.7% present in person and 38.3% represented by proxy, resulting in 63% of the total membership and a proper quorum was established.

IV. EXAMINATION OF PROOF OF MAILING

Chairman Baker called upon Mr. Kumerfield to examine the Proof of Mailing for the Notice of the 2016 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 2015 ANNUAL MEMBERS' MEETING MINUTES

Upon a motion by Mr. George (Lot 49), seconded by Mr. Oakley (Lot 48) and unanimously adopted, the reading of the minutes of the 2015 Annual Members' Meeting was waived and the minutes were approved as written.

VI. ANNUAL REPORTS

A. President's Message – Michael Baker

Chairman Baker stated that he has been working on communication to the owners to keep them updated of not only important issues happening within the community but around the area as well. Chairman Baker introduced Ms. Russo who is working with the new email system communicating social events, notifications from the Board and emergency communications to the membership while at the same time maintaining the security of your

email address. Ms. Russo is also providing updates to the website with items such as newsletters and other information keeping it current at all times. Ms. Russo also stated that requests for an owner directory have been received from several owners. A form will be included with the mailing of your coupon from Waccamaw. If you are interested in being included in an owner directory you will need to complete the form and return it to Ms. Russo.

Chairman Baker stated that this directory is to be for the owners of Seaside Plantation use only and should not be given to anyone outside the community.

Chairman Baker also reported that he is working on the infrastructure and erosion issues that the community is experiencing. Chairman Baker is communicating his concerns to the City of North Myrtle Beach and will continue to do so until he reaches someone who will respond to his concerns. Chairman Baker stated that if you have the rain from your roof draining into a corrugated drain pipe that empties at the property line, consider piping it into a dry sink area to cut down on erosion and to assist you Neighbors in maintaining their properties.

B. ARCHITECTURAL REVIEW BOARD

Mr. Ahlschlager reported that it has been a busy year with six new homes that have either been started or completed. Mr. Ahlschlager stated that the Architectural Review Board consists of four members: Mr. Baker, Mr. Shoffner, Mr. Friz and himself. He stated that it is the committee's responsibility to assure that applications are following the guidelines in place as well as the security of the community with respect to the contractors. There have been a total of 53 approved applications this year.

C. LANDSCAPE & HOLIDAY DECORATIONS

Mr. Ahlschlager reported he has met with the current landscaping company and they have restructured the responsibilities. Trimming of existing trees and shrubs has occurred so that you can see the lake at the pool area. There will be some trees removed between the clubhouse and the Hendrix's home on Tuesday. The construction gate entrance has been trimmed and planted with some trees that have been relocated from other areas. The main gate entrance makeover is completed as well, and they are transitioning pine straw to mulch in visible areas. Pansies will be planted on the circles to dress them up; all the landscaping work has been done on budget.

Mr. Ahlschlager reported that Barbara's garden (A memorial dedicated to past community leader Barbara Hicks) was created and will be maintained by the Landscaping Committee. Mr. Russo donated and planted 150 bulbs that will be ready for spring.

Mr. Ahlschlager reported that Ms. Tricia White and her committee will be preparing the community with the holiday decorations, some of which have already appeared.

D. AMENITIES CENTER

Mr. Sansone reported that the windows and carpet will be cleaned at the clubhouse prior to the holidays. New LED lights were installed, a new water heater installed in the bathrooms at the pool, a new heater in the hot tub, and four new tables and new umbrellas purchased. The pool hours are from 7:00 a.m. until 10:00 p.m., and the hot tub will remain operational until the first of the year.

E. SOCIAL

Mr. Kumerfield recognized Ms. Robertson for taking the minutes at every Board Meeting and any Special Board Meeting called. He also recognized the time and talent of all volunteers within the community. The Social Committee that sets up for community events are Ms. Russo, Ms. Ahlschlager and Ms. Friz. They also set up for the Annual Members' Meeting as well.

Mr. Kumerfield reported that there are several social events that take place on a regular basis such as Mahjong, Bridge, Book Club, Dine Out, Sunshine Club and golf games as well as the golf travel league. He thanked all volunteers for their time spent on each. Mr. Kumerfield stated that the Christmas dinner will be held at the Surf Club this year rather than the clubhouse due to the number of owners that wish to attend.

F. COMMUNICATIONS

Mr. Kumerfield stated that the email system and the newsletter are both useful and informative ways they communicate with owners. The new email system was used to survey the owners on a location they would like to see the Christmas dinner held and 70% of the owners suggested the Surf Club.

G. PUBLIC WORKS - LAKES AND WILDLIFE

Chairman Baker thanked Mr. George for his time spent monitoring the level of the lakes, determining whether the pump needs to be turned on as well as checking that each of the fountains in each lake is operational. He reported that the lakes are in excellent shape, weeds and undergrowth have received the last treatment for the year. The fountains are aging and will need replacing at some point in time. The lights in the fountains have been changed to LED lights by the vendor who not only works on the fountains but treats the lakes as well.

There were approximately 67 geese removed from the property by the USDA this year and a cottonmouth rattlesnake was caught at the pool area.

Chairman Baker discussed the conditions of the roads and stated that East Coast Lane is probably the worse due to damage below the street. The Board currently has three RFP's out to vendors for quotes on the road work. The spa jets are not working properly due to the sloughing of the surrounding ground. There are currently five RFP's to vendors that are due back by November 23rd.

Storm Sewer System was installed poorly creating sinkholes within the community. Research is required prior to any road work being started so that the same problem doesn't happen again. Chairman Baker stated that the City of North Myrtle Beach has a plan for checking the storm drains; however, they do not include Seaside Plantations outfall on the list.

Ms. Compliment (Lot 125) asked if the fountain used at the main entrance could be changed out to one that will allow the water to be higher. Chairman Baker stated that the current fountain has a low horse power motor and is used so the water remains inside the fountain during windy conditions.

Mr. Walker (Lot 15) asked if Ocean Keyes pays for any of the lake expenses. Chairman Baker stated that they pay half of the expenses on the large lake only.

Ms. Wolfe (Lot 33) asked what they should do to be on the drainage list with the City of North Myrtle Beach. Chairman Baker stated that he was pushing it with the city, and it is on his agenda to receive a response to the issues within Seaside Plantation.

Ms. Black (Lot 83) asked if they were not gated would the city not have to take care of the roads and drainage. Chairman Baker stated that you cannot just tell the city you no longer want to be gated; they will prepare a list of items that they will want addressed before they even consider taking over the community.

Chairman Baker stated that the money for paving is accumulating in the reserve account and will be used once the storm drain problems are determined and corrected and then paving can begin.

H. SAFETY, SECURITY & TECHNOLOGY

Mr. Fleischer reported that the committee consisted of the Query's, the Hendrix's, Jim Hill and himself. They worked up several options to reduce the amount of codes that are assigned for accessing the community. It was determined that realtors will have their telephone number listed on the gate and given their directory code to provide to other realtors for showings and for open house use as well as requiring them to open the gate using their telephone like owners currently do. Any vendor that has three or more vendors will be issued a card. Codes will remain in effect for FedEx, UPS, USPS and police and fire personnel. A one day social pass code will be allowed for parties by contacting Sherry at Waccamaw Management.

A meeting with a safety engineer that works with our current insurance company did an audit of the community and rated Seaside Plantation as pretty good, noting only eighteen items that need correction. He will return in four months for a re-inspection and if all items have been addressed, he will contact our agent and ask for a reduced rate for the community.

Mr. Fleischer reported that the cameras at the gates have saved the community on costly damage repairs. The last incident was reported and Mr. Fleischer was able to review the camera. Although the trailer did not have a tag, he was able to determine the type of vehicle and found the vehicle still inside the community. There were two incidents at the pool area, and they were able to video capture the people involved but were only able to identify one of the groups. The video system will shortly require replacement due to the age of the equipment.

I. RESERVES

Mr. Sansone reviewed the reserve account with the membership present. Mr. Sansone also reviewed income and expenses, major repairs and contracts. Mr. Baker reported that the Association changed the lights out to LED in order to take advantage of the rebate offer made by Santee Cooper. The Association received approximately \$9,000.00 and reduced their electric usage by 15%.

J. TREASURER'S REPORT

The 2015 audit was distributed to the membership at this meeting. Mr. Sansone 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. The Tax Resolution was accepted

unanimously by the members represented in person and by proxy and was unanimously adopted.

VII. ELECTION OF DIRECTORS

Chairman Baker stated that it was necessary to elect two Directors, each for a two-year term. Chairman Baker is seeking reelection while Frank Fleischer is not. The following is a list of the candidates that were seeking nomination: Michael Baker. There were three write in candidates that were willing to serve. They are: Mr. Russo, Mr. Kime and Ms. Pastroff. Chairman Baker opened the floor for nominations. There were no nominations from the floor and therefore closed by a motion made by Mr. Shoffner (Lot 145), seconded by Mr. Oakley (Lot 48) and unanimously adopted. Mr. Russo and Mr. Kime addressed the membership while Mr. Fleischer read Ms. Pastroff's bio. Owners that wished to change their vote or did not return their proxy were provided a ballot to cast their vote. The votes were counted by two volunteers from the membership: Mr. Jawalekar (Lot 65) and Mr. Pool (Lot 63). The two receiving the most votes were Mr. Baker and Mr. Kime.


Adjournment

Upon a motion made by Mr. Ragan (Lot 21), seconded by Mr. Rodgers (Lot 149) and unanimously agreed upon, the meeting was adjourned at 1:00 p.m.

Submitted by:


Sherry Coppolechia
Recording Secretary

Approved by:


Gary Kumerfield, Secretary

_____ Date