

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 18, 2017

Opening of Meeting: The regular meeting for the month of April 2017 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order at 10:05 a.m. by President Mike Baker. The following Board members were present; Pete Sansone, John Kime, Gary Kumerfield and Mike Baker. David Haynes and Sherry Coppolechia were present representing Waccamaw Management.

Approval of Minutes: Motion was made by Pete Sansone, seconded by Gary Kumerfield and unanimously approved to accept the February 2017 minutes as written.

Approval of Email Motions Between Meetings: There were no Email Motions approved at this meeting.

Committee Reports:

Amenity Center: Gary Kumerfield reported that he has set up files for all of the vendors used with regards to the clubhouse, pool area, gate lighting and other items that he has been working on. The files will allow anyone to find the contact person and phone number for each vendor used to complete each job. A broken toilet in the men's room is being repaired and the clubhouse has been power washed and the outside of the windows cleaned. The grout has been cleaned and the cracks will be filled with new caulking. The main gate fountain lights are being addressed as well. Discussion of the clubhouse having the holes filled and the spots touched up with paint no higher that a six foot ladder will reach. Gary will contact Elmer to do the job. Gary will also look into having the shuffleboard equipment replaced and the board repainted before Memorial Day. Gary also reported that only one jet is not working in the hot tub and the last appreciation social will be held soon. Gary will co-ordinate with Security Vision on the annual fire inspection.

Public Works: Randy Pool provided a report to the Board on the storm drain lines within Seaside Plantation. The drain lines were cleaned out and the spots that need immediate attention were listed. Randy stated that the work can be done in sections. John Kime stated that he felt that the immediate sections in need of repair along with the three manhole covers coming into the community from the main gate entrance should be addressed. Randy reported that the sewer lines were in great shape. Randy Pool and John Kine will assess the areas and have a report in two weeks. Action: Open

The invoice for Southeast Pipe Survey in the amount of \$15,538.80 was provided to be paid by John Kine. The Board approved the payment.

The erosion at the pool area was discussed and an estimate from Trebor Industries was provided to the Board. This company will repair and rebuild the pond bank, strip bank and

regrade, fill all washout, restack and clean rip rap, demo retaining wall, install geo web with hardware, cover in clay sand and sod all areas. The amount of the estimate is \$36,500.00.
Action: Open

A quote for a wooden wall was for \$87,000.00, the other quote was for \$150,000.00 for rip/rap to be installed. Action: Open

John will contact a company to check the column at the clubhouse that is leaning and have it repaired if under \$3,000.00, the Board agreed to that amount.

Treasure's Report: Pete Sansone stated that he was not happy with the separate reports for operating and reserve funds and asked who changed the reports and why were they not told. He asked David Haynes to find out if they could have a consolidated report as they had before.

Delinquent Accounts: David Haynes provided the Board with a copy of the Delinquency Report showing that the assessments were paid by all owners.

Insurance Safety Audit: There was no report due to the absence of Phil from the meeting. A meeting will have to be set up between Phil and John.

Pond Fountains, Landscape Lighting: John reported that the landscape lighting is in the process of being replaced, all wires are inside encapsulated. The light sensor was relocated from the bushes to the post. The pool area should be completed by tomorrow as well as the cul-de-sac.

Communication: Mike Baker reported that the newsletter is labor intensive and the directory went out to the owners that requested a copy.

ARB: Mike Baker reported that there were fourteen applications approved. David Haynes is to schedule the Annual Property Review with Phil.

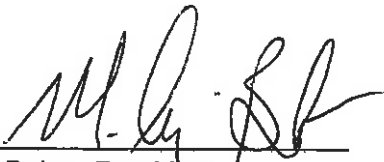
Landscape: Mike reported that the landscaping is in good shape and that forty extra yards of mulch had to be ordered.

Safety, Security & Technology: Security code change implementation and schedule, camera installation schedule was reported on by Pete. Action: Open

Mike Baker asked David Haynes to explore the cost of having security on the property from Memorial Day through Labor Day.

Confirmation of Next Meeting: The next Board meeting was not scheduled at this time.

Adjournment: With no further business, the meeting was adjourned at 12:14 p.m.


Mike Baker, President


Sherry Coppolechia, Recording Secretary