

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 3, 2018

Opening of Meeting: The regular meeting for the month of April 2018 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Mike Baker. Board members present were: Lynnise Russo, Steve Frost and Rob Frederick. John Kime was absent (ill). Also present was Jane Harris, representing Benchmark CAMS.

Approval of Minutes: Motion was made and approved to accept the March 2018 minutes as written.

Approval of Email Motion Between Meetings: The Board ratified an approval for a homeowner's request to waive late annual assessment fees due to extenuating circumstances.

Financial Report: The financial report as of month end February was given by Treasurer Steve Frost and Jane Harris with Benchmark CAMS. This is the first month end where former property management company, Waccamaw, records have been merged with Benchmark CAMS. While there are still minor conversion issues to be resolved, we believe the conversion process is nearly complete and the financial records going forward will be accurate.

Delinquent Accounts: Jane reported there are five unpaid annual assessment and she will contact those homeowners via either letter or telephone.

Reserve Funds: Steve reviewed the reserve analysis he had prepared with assistance from John Kime and Mike Baker. The analysis compares our current estimate of future expenditures on a line by line and year by year basis to the November 2015 reserve study prepared by Criterium-Giles Engineers. The major changes in expenditures through 2025 are increases for storm drainage repairs and full depth paving. The analysis shows that with our current reserve funding level based on the 2018 assessment, increasing by 3% per year, we will have the reserve balances fully funded and have the cash available to manage reserve expenditures through 2025.

Committee Reports:

ARB: Randy Pool, Committee Chairperson, joined the meeting. He reported the current status on open ARB actions and on two new ARB requests. The new ARBs are: Lot 126 - Installing landscape lights and Lot 120 -- Repairing existing stucco exterior. Randy also reported on the status of ARB Security Deposits; Jane is doing some research on two of the deposits.

Under New Business, Randy is developing proposed Lakefront Upkeep Requirements and Exterior Lighting Design Guidelines. The status of the annual property management inspection was also discussed; Jane will conduct an audit and report to the Board. The audit will be conducted next week.

Phase II of the Storm Water Drainage Plan was discussed. The Committee is meeting on this action.

Public Works: Jerry Russo joined the meeting via telecom. The seal coating project is scheduled to begin April 9th. Jerry had contacted UPS for package delivery procedures during the seal coating; he will also contact FedEx. UPS recommended one central location for package drop-off.

Communication: Lynnne reported on the status of the Website Updates. She requested the Board members to include their initials and date on any documents submitted to update the Website; thus keeping the files updated. The Seaside 2018 Directory revision is tentatively scheduled for April 15th. She has three sold ads with a revenue of \$500.00 and is working on obtaining one additional ad. This will enable the directory to be self-funded.

Regarding the Community Email System, Lynnne reported on the emails sent this past month; Dine-Out, Seaside Security Update, and Sealcoat Project Update. Jane will check to insure Lynnne has access to relevant data for additions and deletions.

Lynnne is currently working on the next Newsletter, scheduled for distribution on April 15th. Lynnne asked Jane to submit an article introducing BenchmarkCAMS to the neighborhood. She also requested input articles from the Board members on their respective committees.

Lynnne presented the proposed flyer that she prepared to be affixed to homeowner's doors to inform street closures during the seal coating project. After discussion, the reverse side of the flyer will include information on contact points for homeowner's assistance during this project.

Social: Lynnne advised the Social calendar includes the following: The March Spring social was cancelled due to the seal coating project; the April event for Casino Night has been rescheduled for October; May 18th event will be "A Tribute to Our Veterans Charity Event"; July 4th Celebration is planned; and September 21st will be a Luau Party. The next scheduled Social Committee meeting is April 9th.

Landscape: Rob reported on the following:

Cherry trees and encore azaleas were planted on the grounds of the Amenity Center. Also, sod was treated for weeds. Spring fertilization application was applied in all common areas.

Holiday Easter decorations will be removed this week.

Sod will be installed at the Service Entrance the end of April at a cost of \$4635. (Original estimate was \$4900).

Both entrances are being power washed.

Currently awaiting paint delivery for repainting the entrance sign.

Currently getting a quote for fence extensions at newly installed gates.

A new pump at 8th Avenue irrigation will be installed Monday.

Spring flowers and mulch will be completed end of April.

Safety, Security & Technology: The Board discussed an inspection letter received from Fire Department NMB outlining inspections required within the next year. Jane is coordinating this action with Security Vision. Jane will insure the Board has the authorization to access relevant data on-line.

Amenity Center: Steve reported the outdoor furniture and the Clubhouse will be cleaned. He will follow-up with the contractor performing work on the light caps at the Clubhouse.

Confirmation of the Next Meeting: The next Board meeting is scheduled for May 8th at 1:00 PM.

Adjournment: With no further business, the meeting was adjourned.

Mike Baker, President

Reatha Robertson, Recording Secretary