

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
August 19, 2014

Opening of Meeting: The regular meeting for the month of August 2014 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Drew Gillespie. All Board members were present; i.e., Nancy Fleischer, Fred George, Mike Hicks, and Larry Shoffner. Representing Waccamaw Management was Lauri Seger.

Approval of Minutes: Motion was made to accept the July 2014 minutes as written. Motion carried.

Crime and Vandalism: There were no reports of crime or vandalism.

Wal-Mart Noise: There was no update on Wal-Mart noise. Drew has received no information from Wal-Mart this past month.

Committee Reports:

Clubhouse: Mike reported the Social Committee held the first informal gathering at the Clubhouse with the intent to meet new neighbors. Attendance was sparse. Drew requested Mike have a meeting with the Social Committee to seek new ideas for community involvement.

Regarding the topic of Clubhouse supplies, the Board elected to furnish items such as plates, cups, plastic ware, and napkins. No perishables will be supplied.

ARB: Larry reported on the following ARB requests which were approved this past month:

- * Removal of two trees on Lot #8.
- * Install black awning over door on Lot #13.
- * Install 13x30' gray paver patio on Lot #146.
- * Install roof over existing rear deck on Lot #46.
- * Remove large oak tree on Lot #17.

The issue of requiring a deposit for renovations/additions to the exterior of homes was discussed. This matter is under consideration.

Landscape: Nancy reported she has received complements regarding the improved service from our landscape contractor, Phoenix. She stated the river birch trees should be trimmed. Nancy has a proposal from Phoenix to remove and replace some plantings at the construction gate; the proposal of \$118.00 was approved by the Board.

Pool/Spa: Fred and Lauri have been trying to resolve the problem with the spa not working properly. One contractor source has indicated the problem comes from inadequate piping size. Therefore, Lauri was asked to set up a meeting with the contractor who originally worked on the spa. Fred and Larry will also attend the meeting.

Ponds: Fred reported one fountain not working; repair is scheduled.

Financial Report: Mike reported the financial status remains strong. Drew requested Lauri check on the status of next year's budget, in anticipation of the upcoming annual homeowner's meeting.

Delinquent Accounts: Lauri distributed a listing of outstanding delinquent accounts and the status of each. One account is undergoing change of ownership; the deed has not yet been recorded.

Seaside Bank Accounts: Mike reported that he and Lauri had discussed the current banking arrangement with the Waccamaw Management Finance Department. After discussion, Mike approved changes to the banking arrangements that will ensure all of our funds will be under deposit in accounts insured by the FDIC. He further reported that the new arrangement will produce improved earnings, while maintaining adequate liquidity.

Clubhouse Renovations Update: Mike informed the Board that he has only been able to get one bid and that it was considerably higher than expected. The Board asked Mike to continue to try and get additional bids, as there is still interest in doing the project, if it can be done for a reasonable cost. Mike was also asked to consult with a furniture layout specialist to determine how best to furnish the Clubhouse space for our various activities.

Clubhouse Rental Procedure: Lauri presented a new form to be used for all future Clubhouse rentals. The Board approved the new form after a change was made. Lauri will submit the form to Michelle (Seaserver) to be posted on the Seaside Plantation website.

Rip Rap Around Clubhouse: Larry reported he had contacted a contractor for a quote for rip rap around the Clubhouse; he is obtaining their quote. The contractor also offered another alternative to rip rap, a product that is in use by some golf courses. He will be getting a quote for that also. Nancy reported a quote she received from Phoenix. Action is pending.

Tree Cutting on 8th Avenue: Nancy and Lauri gave an update on the tree cutting project. Nancy presented a quote from a contractor to remove a hickory tree and a pine tree at the main gate for a cost of \$2500.00. The Board approved this action. Additional trimming action is under review.

Executive Session: Drew motioned the Board to enter into Executive Session pursuant to appropriate SC Codes for receipt and discussion of legal issues around the Seaside Plantation fine policy. The outcome of the Executive Session resulted in the fine policy and the particulars therein being discussed in detail. It was determined there is no problem with the existing fine policy. No votes were taken.

Status of Lot #114: The transfer of title/deed for this property is in the process of being recorded.

Repair of Lot #70: Lauri reported on contact with Santee Cooper who stated the electrical service is intact. Once the additional work on the lot commences, arrangements must be made with Santee Cooper to ensure the electrical service is not severed. Fred and Larry will follow-up with a contractor

for repair action. Also, Drew will contact the City of North Myrtle Beach for assistance based on the lack of storm water drainage.

General Business: The Board discussed the need to review the Reserve Fund for up-to-date appropriation.

Lauri presented a letter she received from Santee Cooper regarding light fixtures. She was requested to contact Santee Cooper for clarification.

Adjournment: With no further business, the meeting was adjourned. The next Board meeting will be September 16th at 3:00 pm at the Clubhouse.

Drew Gillespie, President

Reatha Robertson, Recording Secretary