

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

August 18, 2015

Opening of Meeting: The regular meeting for the month of August 2015 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Larry Shoffner. All Board members were present: Mike Baker (via teleconference), Fred George, Frank Fleischer, and Mike Hicks. Also present was Lauri Seger, representing Waccamaw Management.

Approval of Minutes: Motion was made to accept the July 2015 minutes as written. Motion carried.

Crime and Vandalism: There were no reports.

Wal-Mart Noise: There was no update.

Action Item List: The action items from the July meeting were briefly reviewed. A new action item list was assigned to Frank regarding programming the timers on the LED lights around the Clubhouse for dusk-to-dawn.

Committee Reports:

Clubhouse: One of the air conditioners is not working; while the meeting was in session, a technician presented the status to the Board. After discussion, a new 15 seer unit was approved as the best alternative.

ARB: Mike Baker stated no formal ARB requests were received this past month. There were some inquiries, but no official submissions. Also, the final inspection is being performed on the newly constructed house on Lot 150 on Sea Vista Lane. Mike also informed the Board the new policy regarding fee schedule for existing home/new construction is ready to be distributed. Motion was made and approved to implement the new policy September 1, 2015. It will be posted on the Seaside Plantation website.

Landscape: Frank gave an update on the upcoming landscape projects; he conducts a monthly walk through with Phoenix. He stated the trimming of hedges around the pool will be done at the end of the season; the trimmings will be below the fence line.

Mike Baker and Lauri will check into gold leaf-like paint for repainting the Seaside Plantation lettering at both entrances. Also, an action item was assigned for power washing the entrances; this should be done before the signs are painted.

Pools: Fred stated there have been no changes/problems.

Ponds: Fred advised the small pond needs treatment for weed growth.

Financial Report: The monthly Financial Report was reviewed. After discussion, it was agreed that the funding for a newly installed well pump will be charged to Special Projects. After further discussion, the monthly Financial Report was approved.

Delinquent Accounts: Lauri distributed a listing of all delinquent accounts with the current updates.

Sidewalk Repair: Larry discussed with the Board two major areas identified for repair; a contractor has recommended two different repair processes. Action is pending obtaining more information and a bid.

Reserve Analysis Draft: The Reserve draft was reviewed by the Board. It was the consensus that the Reserve requires a separate meeting with the engineer to finalize. Lauri will contact the engineer for a tentative meeting date of September 15th.

Seaside Lighting: As stated under *Action Item List*, the lighting around the Clubhouse will be programmed for dusk to dawn; the Board approved the expenditure for electrical work to achieve this action.

Parking Policy Confirmation: Mike Baker had presented a draft for parking; after discussion, a minor change was made regarding short-term parking. The Board approved the policy after the amendment. It will be distributed via e-mail/newsletter/website. Lauri will issue a letter regarding parking in the overflow at the Clubhouse.

General Business: Larry discussed the possibility of putting the Reserves on the website.

Mike Hicks has the Seaside Plantation license plates for sale at \$15.00.

The Board approved action to have the association owned lot reappraised in connection with completing the Reserves.

Adjournment: The next Board meeting will be held September 29th at 9:00 AM in the Clubhouse (the meeting is being delayed due to a separate meeting on the Reserves on the 15th). With no further action, the meeting was adjourned.

Larry Shoffner, President

Reatha Robertson, Recording Secretary