

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

December 9, 2014

**Opening of Meeting:** The regular meeting for the month of December 2014 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Larry Shoffner. All Board members and Lauri Seger, representing Waccamaw Management, were present. The new Board assignments are: President - Larry Shoffner, Vice-President - Fred George, Treasurer - Mike Hicks, Secretary - Frank Fleischer, and Member-At-Large - Mike Baker.

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

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

**Wal-Mart Noise:** There is no update on this topic.

**Annual Meeting Critique:** Larry requested feedback information on the annual Board meeting held last month and suggestions for improvements. The consensus was that the meeting went well.

**Action Item List:** Larry compiled an Action Item List which will document open actions and their status. Frank will assume responsibility to maintain/update the list.

**Committee Reports:**

***Clubhouse:*** Mike Hicks reported the purchase of three tables and 18 chairs. One chair is broken and is in the process of being replaced by the furniture store. Mike also stated the garbage disposal has been fixed.

***ARB:*** Larry advised the Board of the following ARB requests approved this past month:

Lot 65 - Add brick edging to driveway, palm tree, and acrylic coating. Also, excavation of cattails behind the house.

Lot 114 - Waiver of a 90-day non-build fines.

Lot 48 - Construct paver patio.

Lot 159 - Construct paver patio.

Lot 13 - Construct paver patio.

Lot 85 - Construct paver patio.

**Lot 150 - Approved house plans.**

***Landscape:*** Larry reported that fall flowers have been planted by Phoenix. He also advised the Board of Phoenix's correspondence stating an increase of 3% due to inflation would commence the first of the year. However, the Seaside contract with Phoenix does not expire until the end of April 2015; therefore, no increase is warranted at this time. Lauri presented the Board several billings from Phoenix for work completed this past year that had not been billed; after discussion, the Board elected to hold a separate meeting on this subject. In preparation for the meeting, Larry requested Lauri to send all Board members a copy of the contract with Phoenix and compare past payment history to the contract/billings. A preliminary meeting with Board members and Lauri will be scheduled before meeting with Phoenix.

***Pool:*** Regarding the condition of the hot tub/spa, Fred contacted the previous contractor who stated he replaced the piping. There is no blower on the tub that would create more aeration. Normally, the hot tub is turned off in January and reopened in April. There was a discussion among the Board concerning the usage of gas and possibly a switch or timer. Mike Baker provided Fred with a contact who can provide more information. Action is pending.

***Ponds:*** Fred reported the timers were changed to standard time. Also, the baskets were cleaned. This past year, chemical usage was minimal.

**Committee Changes:** As the Board now has two new members, Larry assigned the following duties: Frank Fleischer will assume landscape responsibilities and Mike Baker will be added to the ARB committee.

**Financial Report:** A detailed financial report through November was not available at the time of this meeting. The financial status remains good.

**Delinquent Accounts:** Lauri presented a detailed report of delinquent accounts.

**2015 Budget and Reserves:** Larry discussed with the Board the payment and accounting for the storm drain repair recently completed at Lot 70. Larry recommended using \$8000 in the Storm Drain Reserve account to pay for a portion of this repair. Our accountant recommends we treat all of the repair as a current expense instead of splitting the cost between reserves and operating expense. Lauri will contact the auditor for an opinion. A motion was made to utilize the reserve fund if it does not result in an exception in the 2014 audit. Motion carried.

Mike Hicks stated the reserve funds needs updating. He will work with the Waccamaw Accounting Department to determine if an outside consulting firm should be hired to review and he will discuss further at the January meeting.

**Clubhouse Renovation Update:** Mike Hicks is attempting to find a contractor.

**Sale of Excess Furniture:** Mike Hicks will obtain an estimate on the value of the excess furniture. Action is pending.

**Neighborhood Clean-up:** Larry provided an update on lots which are in noncompliance. Action: Lauri.

**Gate Code Complaint:** Gate codes at the two entrance gates are separate; i.e., each gate has its own code independent of the other gate, in some cases. This has caused some confusion. Lauri will provide Frank with a copy of all current codes.

**Orientation Meeting for Board Members:** Larry and Lauri advised the Board of an orientation meeting for HOA's held by Waccamaw. Larry would like all Board members to attend when it becomes available the next time.

**Set Dates for 2015 Board Meetings:** After discussion, the Board elected to change the monthly meeting time from 3:00 PM to 1:00 PM on the third Tuesday.

**Adjournment:** With no further business, the meeting was adjourned. The next Board meeting date is January 20th at 1:00 PM in the clubhouse.

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Larry Shoffner, President

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Reatha Robertson, Recording Secretary