

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

December 8, 2015

Opening of Meeting: The regular meeting for the month of December 2015 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Mike Baker. All Board members were present; i.e., Frank Fleischer, Gary Kumerfield, Pete Sansone, and Phil Ahlschiager. Lauri Seger, representing Waccamaw Management, was also present.

Approval of Minutes: Motion was made and approved to accept the November 2015 minutes as written.

Action Item List: An updated status report was given on all open Action Items. The list included the following:

No. 36 - Request bid for alternate landscaper: Deferred till January 2016.

No. 36 and No. 45 - Regarding inspection and removal of dead trees: Phil reported on a quote to remove four maple (and possibly one oak) trees. Motion was made and approved to proceed at a cost not to exceed \$600. He also reported on a tree at the main entrance gate which will need action, possibly in the Spring, and he reported on a quote to remove large trees in a remote area; these two actions are pending.

No. 38: Repaint Seaside signs as both entrances: Item will be discussed below.

No. 39: Mapping the lake bottoms: This item was completed. Mike distributed a brochure from the contractor and asked all Board members to review for future reference purposes. Lauri was asked to contact the contractor for additional copies.

No. 40: Refinish the Clubhouse porch: Mike reported the posts/caps are being repaired.

No. 42: Establish a retained lawyer relationship: Mike reported action is pending.

No. 44: Check lock on lakeside gate to pool: Pete reported the lock is working. Item closed.

No. 46: Write an article on access cards for the Newsletter: Action is pending.

No. 47: Repair street sign at Ocean Pointe/Sea Island Way: Action was done. Item closed.

No. 49: Organize/publish committee team members: Action was done. Item closed.

No. 50: Acquire printer for Board room: Action was done. Item closed.

No. 51: Update Website: Frank reviewed all data and created a list of actions to update the Website. The list was given to Board members for action in their respective area. Action is pending. Also, Lauri was asked to provide an update for the Website to include the stick on tags for gate access.

Reaffirm email procedural votes: Motion was made and approved to complete the landscape project on East Coast Lane. Action is closed.

Committee Report:

Amenity Center: Mike reported on actions/repairs recently done at the Clubhouse; i.e., a door that was out of alignment and cleaning of the refrigerator.

ARB: Phil reported on the following ARB requests that were processed this past month:

Lot 69 - Replacement of a foundation drain.

Lots 146/147 - Removal of two large trees.

Lot 20 - Landscape changes and tree removal.

Landscape: Phil reported he met with his committee members and has developed a working action list. Trimming around the Amenity Center has been done, and more trimming is planned. He met with Phoenix and the trimming costs should be covered within the scope of the existing contract. Phoenix will be replacing some of the flowers.

Safety, Security and Technology: Frank advised of an incident wherein a landscape trailer damaged the gate. Also, two cameras are in need of repair. Frank also advised that a committee has been established and training will commence in January on how to use the video equipment.

Frank discussed his recent research on sidewalk safety requirements. Letters may be required where deemed unsafe.

Social: Gary advised the Ladies Luncheon is scheduled for this coming Friday at which refreshments will be provided. Also, a chili cook-off is planned for January.

Communications: Gary and Mike discussed the importance of communications within the community. Gary talked about the need to greet new homeowners with a detailed welcome package and Mike discussed the necessity for timely responses to homeowners concerns. Mike deems it critical to develop a standard document.

Public Works: Mike stated paving of holes on East Coast Lane and Sea Island Way is still pending getting a contractor to respond.

General Discussions:

Financial Report: There was a discussion between Pete and Lauri on how the value of the vacant lot owned by the Association is depicted on the Financial Report; the discussion resulted in adding an annotation to state the value is earmarked for Reserves. Also, Phil presented a letter recently received from a homeowner with financial concerns; the letter was given to Pete for action. The monthly Financial Report was approved.

Delinquent Accounts: Lauri distributed a listing of the current delinquencies showing their current status.

Capital Improvements from Reserves for 2016: Mike requested Pete identify those actions in Reserves scheduled for 2016. Action is pending.

Sink Hole and Erosion at Clubhouse: Action is pending.

Seaside Lighting Update: Mike stated action will commence within the next two weeks.

Community Parking/Signage at Clubhouse: Frank presented proposed signage that will be posted. After discussion, Mike and Lauri will do additional research on how to proceed.

Painting of Seaside Plantation Signage: After discussion, a motion was made and approved to have the signage at both gates repaired and painted. The cleaning/power washing of the walls was also discussed; an action item was assigned to pursue this action.

Discussion on email, calendar, website and productivity: This topic tabled for January.

Christmas/Holiday greeting from the Board: Mike will take action.

Timing for next Newsletter: Frank advised the target is mid-January.

General Business: A motion was made by Phil and approved to remove bushes from the pool area at a cost of \$455.

Confirmation of January 2016 Board Meeting: The next Board meeting will be January 19th at 10:00 AM in the Clubhouse.

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

Mike Baker, President

Reatha Robertson, Recording Secretary