

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

December 13, 2016

Opening of Meeting: The regular meeting for the month of December 2016 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Mike Baker. Board members present were: Pete Sansone, Phil Ahlschiager, and John Kime. Gary Kumerfield was absent, but turned in his committee report updates to Mike. David Haynes, representing Waccamaw Management, was also present.

Approval of Minutes: Motion was made and approved to accept the October 2016 minutes and the November 2016 addendum minutes as written.

Approval of Email Motions between Meetings: Only one email motion was approved which covered the purchase of a new range for the clubhouse.

Treasurer's Report: Pete advised the Board that the financial report remains in good status. David discussed the current delinquent accounts receivable from Ocean Keyes; he will follow-up. Mike requested the agreement with Ocean Keyes be reviewed.

Delinquent Accounts: There has been no change.

Insurance Safety Audit: Phil advised the Board of actions recently taken in accordance with the safety audit; i.e., stop signs have been cleaned and moved closer to the intersection for better visibility. Mike requested a copy of the audit be given to John. He also requested an updated status report of the audit be completed in anticipation of the upcoming follow-up review.

Committee Reports:

Amenity Center: Mike presented the report prepared by Gary. The report outlined the various committees and a list of volunteers serving on each committee. Mike discussed with the Board the recommendation to appoint a lead chairperson for each committee; this would enable improved communications with the Board.

Gary's report stated the Amenity Center is in good shape. Pete advised the windows and carpet were recently cleaned. He felt the contractor did a good job at a reasonable cost.

Communications: Mike will appoint a chairperson (Lynnie). He is also working on getting an organizational chart on the website. Mike is planning an appreciation function for all Seaside volunteers using the Social Committee as coordinators.

ARB: Phil provided a listing of all open and new ARBs requests. The new ARBs are as follows:

- Lot 157 -- Removal of fallen tree
- Lot 144 - Extension of patio pavers
- Lot 121 - Addition of covered porch
- Lot 89 - Removal of tree
- Lot 86 - Addition of walkway/outside shower
- Lot 92 - Removal of tree
- Lot 90 - Removal of tree
- Lot 114 - Addition of pavers

Landscape: Phil reported that fall flowers have been planted and four dead trees have been removed. There is a tree at the main gate slated to be removed; he and David are working on getting a quote. Phil also reported that trimming of hedges along 8th Avenue should be completed today and mulch will be applied next spring. Also, six new rose bushes and a crepe myrtle tree were recently planted. All palms and bushes were fertilized.

There was a good turn out to help with the Christmas decorations at both gates.

Access to the pump house on the small lake is on the to-do list. Mike discussed his concerns about pumping water from the lake versus directly from the pump for irrigation on 8th Avenue; Phil will research.

Phil is working on obtaining a quote for replacing grass.

After discussion, a motion was made to approve the landscape contract for another year. Motion approved.

Safety, Security and Technology: The Board reviewed two proposals for upgrading the security system at both gates and the Amenity Center. Pete will meet with Frank Fleischer and the committee; action is pending.

A motion was made and approved to combine all communication services (internet and telephone) with Time Warner.

Social: The Ladies Christmas luncheon is this Thursday and the Christmas Party is scheduled for Friday night. In addition, a Super Bowl Party is in the works.

Public Works: John presented the following reports:

- Streets: John and his committee met with a contractor (Pavement Solutions Corporation - PSC) three times to review current status of the roads and obtain a quote for repair. The quote from PSC was reviewed with the Board. John will contact PSC and set up a time that the committee can review some of their previous work in areas that reflect a similarity to our issues. John also noted the quote is within the reserve funding. John has asked David to obtain another paving company for an additional quote.
- Another sinkhole has developed on East Coast Lane. John and Mike met with AO Hardee who is contacting the City for possible repair.
- Lighting: John and Phil will conduct an inspection to identify any defective lights which will be replaced by the contractor.
- Bulkhead and Rip-Rap: A proposal to resolve the critical areas at the clubhouse is expected.
- Wildlife Control: Canadian geese continue to be a problem; Fred George is trying a new method to eradicate.
- John also discussed with the Board the current disrepair of curbs. Action pending.

Action Item: Mike will ask Lynn timer to develop a spreadsheet for Action Items and discuss with the Board at the next meeting.

Confirmation of Next Meeting: The next Board meeting is scheduled for January 17, 2017, at 10:00 a.m. at the Amenity Center.

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

Mike Baker, President

Reatha Robertson, Recording Secretary