

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**December 12, 2017**

**Opening of Meeting:** The regular meeting for the month of December 2017 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., Linnie Russo, John Kime, Rob Frederick, and Steve Frost. Mike informed the Board that he has invited Randy Poole and Jerry Russo to report on their respective committees. Mike welcomed the new Board members. The committee assignments for each Board member are posted on the Seaside Plantation website; in addition, each committee is also assigned a Committee Chairperson. There was no representative from Waccamaw Management due to conflict in schedules.

**Approval of Minutes:** Motions were made to approve the minutes from the Special Meeting for November 16th and the October Board meeting. Both motions were approved.

**Approval of Email Motions Between Meetings:** Motion was made and approved for affirming the continuation of an annual retainer for Seaside's attorney, Shawn Crawford. Mike asked the Board to put something in the subject line for any future email motion between meetings in order to draw attention to its importance.

**Treasurer's Report:** Steve is in the process of reviewing the financial report. Steve and John will review the Reserve Report, which is on the Website. Steve also requested information regarding Ocean Keyes payables; he will follow-up with Waccamaw.

## **Committee Reports:**

**Safety, Security and Technology:** Jerry Russo presented the Board with a comprehensive update on security technology issues for gate access. He has an upcoming meeting with Cam Benchmark to go over what needs to be accomplished. He stated most damage to the gates are from large vehicles and trailers. A "test program" with contractors should be completed by the end of January. The Committee's plan will eventually include verifying all methods for homeowners gate access as we transition from the old to new system.

Jerry also reported on the status of signage; he was advised by the Police Department that Seaside may need more signage about video cameras. Further action is pending.

**ARB:** Randy presented the current ARB report. New ARB requests are as follows:

Lot 109: Swimming pool and fence, paver reconfiguration, landscape changes, natural gas fired generator, new electrical connection to underground storm/sanitary piping and Carolina Room window/door.

Lot 20: Replacing existing doors and windows

Lot 99: Replacing windows/doors

Lot 8: Removal of one tree

Lot 70: Installing seawall

Lot 25: Paver patio and landscape lights

Lot 102: 48" aluminum fence

Randy noted that the ARB request form has been modified to include the name of the contractor to perform the job. Linnie will update the changes on the Website. Also, the subject of deposits from the homeowners when the situation arises was discussed. Rob requested the form show the current version of work to be done.

**Public Works:** John will be meeting with the contractor on December 19th concerning starting the paver work repair on the streets. The preliminary work (cleaning up the edges/applying a soft band) is being done. Depending on the weather, the seal coating is expected to begin January 9th and should be completed in three weeks. The work will be done in six sections and each section needs at least three days to "cure". During this process, streets will be blocked. Notices to homeowners will be done.

John stated landscape lights that were damaged are being replaced.

The signage at the main gate entrance was discussed; the "gold" paint that was applied a couple years ago is fading; Rob and John will look into this.

Mike stated Ocean Keyes has requested a bubbler fountain be installed on the far end of the lake by the Amenity Center; action is pending.

John reported on the status of installing gates at 8th Avenue easements and gate sidewalks. Work is in process.

**Communication:** Lynn reported on the Communication Committee goals for 2018; i.e., to update the neighborhood contact information (which needs permission from homeowners to be included), to implement a procedure for updated information from the management company, to institute a "Welcome New Neighbor" packet, to develop a Facebook presence, to improve the Seaside newsletter and Website, to update the Seaside Directory, and to obtain new committee members.

**Social:** Lynn stated she is having a meeting tomorrow with her team and she is seeking new members. John discussed having another Cars and Coffee function in late Spring. Also, a Super Bowl event is in the works.

**Amenity Center:** Steve discussed the repair situation on the spa, which is currently functioning with half the jets. Randy has some suggestions for repair. Action pending.

Motion was made and unanimously approved for the purchase of a new refrigerator at a cost not to exceed \$1600.00.

**Landscape:** Rob is coordinating with Phoenix on work to be done. He stated street cleaning is done twice a year. Also, holiday decorations were installed at both entrance gates.

Rob has two proposals for sod at the construction gate entrance. After discussion, motion was made and approved to proceed with this project at a cost not to exceed \$5000.00.

**Wrap-Up:** Mike requested each Board member review their respective committees and develop their goals and objectives.

**Confirmation of the Next Meeting:** The next meeting is scheduled for January 9th at 10:00 AM in the Amenity Center.

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

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Mike Baker, President

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Reatha Robertson

Recording Secretary