

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

February 17, 2015

Opening of Meeting: The regular meeting for the month of February 2015 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Larry Shoffner. Today's meeting was held at Waccamaw Management offices in order to conduct a Web Portal demonstration by Maria Scopino. Board members present were: Fred George, Frank Fleischer, and Mike Baker. Board member Mike Hicks was absent but had submitted his written committee reports. Lauri Seger, Waccamaw Management representative, was present.

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

Annual Meeting Minutes: There were some minor corrections made to the annual meeting minutes; approval will be held until the next annual meeting.

Crime and Vandalism: There were no reports.

Wal-Mart Noise: A visit to Wal-Mart regarding increased noise may be scheduled.

Action Item List: Frank presented an outline of all action items. These will be discussed in more detail under their respective category.

Committee Reports:

Clubhouse: Mike Hicks reported that after safety concerns about the newly purchased tables, a committee met with the furniture company and, as a result, new tables/chairs are on order.

ARB: Larry advised of one ARB request that was approved this past month; i.e., remove two oak trees from Lot #86 subject to approval from North Myrtle Beach.

Landscape: Frank stated he has received the first progress report from Phoenix. Some general maintenance is scheduled for February. The current contract with Phoenix expires April 1, 2015 and the new contract is being updated. Lauri will check with Phoenix regarding their cost system. Action Item: Frank will meet with Phoenix to resolve the next annual contract.

Mike Baker presented a schematic of all current lighting fixtures on the common grounds, primarily concentrating on the front gate entrance area at this time. There are 50 lights at the main gate area; these are old and mostly non-functioning. There are also landscape needs in this area. An Action Item was created to contact Phoenix for potential redo and reduction of existing landscape prior to a new light plan being developed and sent out for bids.

Ponds: Fred will research and present a proposal for new umbrellas at the pool. He also reported of two fountains that are clogged. All fountains will be inspected.

Financial Report: Lauri presented the updated financial report. There was a discussion about the accounting process for non-build fines. An Action Item was assigned to correct the collection fee posting in conjunction with the non-build fines. Motion was made and carried to approve the year-end financial report.

Delinquent Accounts: Lauri presented a current update on delinquent accounts.

Clubhouse Renovation: Mike Hicks and Mike Baker met with a builder for Clubhouse renovations. After discussion, the Board elected to table this issue at this time.

Sale of Excess Furniture: Minimum bid amounts were assigned for the four pieces of furniture being offered for sale to residents. An Action Item was assigned to Mike Hicks.

Fire Monitoring: The City requires an updated inspection for fire monitoring of the Clubhouse. As the current contractor has been unresponsive, the Board elected to proceed with a new source, Security Vision.

Non-Build Fines: The Board discussed the policy of future non-build fines. Lauri was asked to pull one agreement and send to the Board for review.

Amenity Center Rental Policy: The current rental policy was discussed. Two motions resulted from the discussion. One motion - the amount of rental fees was revised and a second motion - to cease non-payment for rentals by Board members. Both motions passed.

Handling PO Calls or Complaints: The Board discussed a system to keep each member informed of open issues when a follow-up or referral is involved.

Website Maintenance: Larry discussed the need for the website to be updated. Mike Baker will review.

News Letter Policy: Frank discussed possible guidelines.

Set Date for 2015 Annual Meeting: The Board selected November 7, 2015 for the next annual meeting.

Update Reserves: Larry discussed the need for an update on the reserve funding. The last analysis was five years ago. Larry will contact the engineering firm to get a price for updating the reserve schedule.

General Business: Motion was made and carried to appoint Mike Baker as head of the ARB. Also, on the ARB will be Skip Friz and Larry Shoffner.

Adjournment: With no further business, the meeting was adjourned. The next meeting will be March 17th at the Clubhouse at 1:00 PM.

Larry Shoffner, President

Reatha Robertson, Recording Secretary