

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

February 15, 2016

Opening of Meeting: The regular meeting for the month of February 2016 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 present.

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

Action Item List: Frank gave an updated status on all open Action Items. The list included the following:

Item 55: Recommend towing company: Lauri reported on a discussion with city personnel wherein it was stated no city ordinance applied as we are a private community. Appropriate signage stating towing company/contact information was discussed.

Item 56: Prepare response to resident letter: Phil stated action will be completed when the resident returns to Seaside.

Item 57: Develop draft policy on parking: Frank stated action is in process.

Item 58: Post signage at main gate kiosk: Frank stated action will be done by next month.

Item 59: Supplies at Amenity Center: Pete has talked to Tricia White and she will assume responsibility. Item closed.

Item 60: ARB requirements for damage from adding/removing large trees, etc.: Phil stated action has been completed and will be posted on the website.

Item 61: Analysis of landscape operating/reserve budget for 2016: Phil presented a detailed report outlining the 2016 Landscaping Budget Detail. Phil is obtaining a quote for mulch instead of pine straw which will be done in increments. Also, Phil/Lauri will obtain three quotes for redesign/plantings at the Main Gate.

Item 62: Replace degraded wood posts at all gates: Action is completed.

Item 63: Replace Amenity Center mail box: Action is completed.

Item 64: Meeting with NMB engineer: Lauri and Mike met with NMB engineer. Additional information was requested on history of drainage calculations; therefore, another meeting was requested by Mike.

Item 65: Set up website calendar for Seaside events: Gary presented a yearly calendar showing all known events.

Item 66: Collect data on POA dues: Mike proposed obtaining data from three POAs that are similar to Seaside. Action: Lauri

POA Insurance Audit: No update at this time.

Committee Reports:

***Amenity Center:* Pete/Board discussed the recent issue of leakage at the spa. Pete/Steve (maintenance) will meet and make recommendations. Also, the pool gate is not working; Lauri will contact Carolina Time.**

***ARB:* Phil reported on the following ARB requests which were approved this past month:**

Lot 90: Repairs to outside deck.

Lot 29: Review of home construction.

***Landscape:* Phil met with Phoenix February 10th and Phil gave an update on pruning/plantings in process. He also discussed getting a quote for removal of three trees.**

***Safety, Security and Technology:* Frank reported on a team meeting wherein he has volunteers for video cross-training. Frank also reported the cameras have been repaired.**

***Social:* Gary reported the Super Bowl turn-out was a success. He also is planning a special event for the March social gathering; more information will follow. It was recommended by the Board to obtain a bulletin board to be hung inside the Amenity Center for posting information such as the Social Event Calendar and any relevant information for the community. (An Action Item was established for the bulletin board.)**

There was also a suggestion for a community block party in the future.

Mike presented a graphic layout of all Seaside lots that was prepared by Drew Gillespie; Frank will review and update.

Gary reported he met with the Sunshine group to discuss improving timely notifications. Gary recommended possible weekly email notifications of known events; this resulted in a discussion on how to pay via credit card for subscriptions. Action Items were assigned.

Mike expressed gratitude to Gary for all his hard work.

Public Works: As stated under Action Item List 64, Mike asked Lauri to set up a meeting with the city developer engineer to obtain more information regarding the drainage issue.

Mike also requested Lauri set up a meeting with Ocean Keys personnel to discuss the mitigating erosion as it pertains to possible future dredge work on the shared lake.

General Discussion:

Treasurer's Report: Pete discussed his concerns regarding the recording of the Reserve Assets as it pertains to No. 1748 - Land Held for Investment. Action: Pete/Lauri. Also, Pete requested to be advised of any non-recurring bills.

Delinquent Accounts: Lauri presented a listing of all outstanding delinquent accounts stating current status. She stated reminder notices have been sent.

Seaside Lighting Updates: Mike/Phil discussed the lighting updates that are currently being done. The lighting updates were started at the Amenity Center and the posts will be painted after the wood has cured (approximately three months) . LED lights are being used.

Community Parking: This was discussed under the Action Item List. Mike requested the signage for the main gate be completed this month.

Flag Pole at Construction Gate: Mike/Phil recommended moving the flag pole behind the construction gate entrance wall. Frank was requested to check for wiring/equipment impairment.

Confirmation of Next Meeting: The next Board meeting will be March 15th, 10:00 AM, at the Amenity Center.

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

Mike Baker, President

Reatha Robertson, Recording Secretary