

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

February 21, 2017

**Opening of Meeting:** The regular meeting for the month of February 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., Pete Sansone, Phil Ahlschiager, Gary Kumerfield, and John Kime. David Haynes, representing Waccamaw Management, was present.

**Approval of Minutes:** Motion was made and approved to accept the January 2017 minutes as written.

**Approval of Email Motions between Meetings:** Motion was made and approved for the repair of outdoor landscape light fixtures (\$50 per fixture and up to \$5,000 total costs). **Action: Open**

**Treasurer's Report:** Pete distributed a Reserve Study projection report covering the period through the year 2019 for the Board's review. Mike requested David follow-up on late financial reports which are needed for the Board meeting; after David and Pete have reviewed the financial report, Pete will email to the Board.

**Delinquent Reports:** David reported on the status of two delinquent accounts; both accounts were paid.

**Insurance Safety Audit:** Phil advised the Board that the list of safety issues is 80% complete. Phil distributed a list of all open action items and the status of each was discussed. **Action: Open**

**Cure Letters:** There remains one open item which is in the process of being completed.

**Committee Reports:**

**Public Works:** John introduced Randy Pool, who is working with John on the project for retaining wall construction around the pool/clubhouse. Randy is a licensed Professional Engineer who has a great deal of experience working on projects like this one. They presented a video to the Board offering two alternatives. There is a third alternative using a treated wood seawall similar to ones used at golf courses. After discussion, John and Randy will seek quotes for the different systems and report back to the Board. **Action: Open**

John also reported on the status of obtaining quotes for drainage surveillance work, which will be done before any future paving of the streets. He received two quotes and presented those to the Board. After discussion, the motion was made and approved to proceed with the quote from Southeast Pipe Survey, which includes cleaning, surveying and mapping the storm drain sewer pipes. John will also check with Southeast on the issue of where/how to dispose of debris. **Action: Open**

**Amenity Center:** Gary presented a combination lock box which will be installed on the exterior clubhouse to hold keys for the outside locked areas (pool, chemical room, bulletin board, etc.). Also, a box will be installed inside the clubhouse to store all keys - properly identified. **Action: Open**  
Gary is still working on the spa leak. No update at this time. **Action: Open**  
There was a discussion about the grill; whether to use propane or have a gas line input for a gas grill. Gary is getting a quote on running a gas line. **Action: Open**

**Communication:** Mike stated Lynn is doing a great job; she recently completed a program for maintaining the Action Item List. Mike is working on the Seaside Plantation Facebook page. **Action: Open**

**Social:** Gary reported the wake for Drew was very well supported by the community. Mike sent a warm thank you to all.

Also, the Super Bowl party was a big success.

Gary is working on a Volunteer Appreciation function and planning for another Thursday evening Social event. **Action: Open**

**ARB:** Phil reported on the status of open ARBs and the following new ARBs:

- Lot 97 - Home repairs / POD in driveway
- Lot 56 - Extending paver driveway, paver patio, and enclosure for outside shower
- Lot 136 - Outside shower/enclosure

**Landscape:** There was a discussion about a column/pillar on 8th Avenue that is leaning and needs repair. This is the column by the access to the pump house. Motion was made and approved to proceed with repair up to \$600.00. **Action: Open**

Also, landscaping is needed in the area of the pump house and Phil will obtain a quote for a gate.

**Action: Open**

Phil stated mulch/pine straw will be completed before Easter and our spring flower planting will be done the last week in April. At the main gate, a flowering tree will be installed where a large tree was recently removed. Also, rose bushes and crepe myrtles are being pruned. Ligustrums were recently planted. All in all, routine maintenance work continues to be done.

Mike stated a property review will be done in the near future. **Action: Open**

**Safety, Security and Technology:** Pete and David have an appointment with Time Warner for installing internet service to support the new security system. Mike requested they look into saving money by using bundle service. **Action: Open**

Jerry Russo gave a presentation on the status of implementing the new access gate control system. His report identified four segments that have access to gate codes - city services, real estate brokers, service providers and contractors, and residents. Jerry told the Board he expects to complete this project by June 1st. **Action: Open**

**Confirmation of Next Meeting:** The next Board meeting is scheduled for March 14<sup>th</sup> at 10:00 a.m.

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

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Mike Baker, President

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Reatha Robertson, Recording Secretary