

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

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**February 13, 2018**

**Opening of Meeting:** The regular meeting for the month of February 2018 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Mike Baker. Board members present were: Lynnne Russo, John Kime, and Steve Frost. Rob Frederick joined the meeting via telecom. David Haynes was present representing Waccamaw Management. Jane Harris was also present as the new representative for BenchmarkCAMS.

**Approval of Minutes:** Motion was made to approve the January 2018 minutes as written. Motion was approved.

**Treasurer's Report:** David stated the January 2018 financial report was not yet available; he hoped to have the draft available by this coming Friday. Steve has reviewed the December 2017 financial report and stated there were no significant changes. There were some questions regarding the landscape finances which were later clarified. Steve stated the reserve study needs to be updated; John and Steve will collaborate on this. After discussion, motion was made and approved to accept the December 2017 financial report.

**Delinquent Accounts:** David reported there are ten delinquent homeowner annual assessment payments. These homeowners have been contacted via email and letters advising of the late payments. After discussion, David will telephone these homeowners today for an update and advise Mike. There was discussion on how to handle future payments as Waccamaw Management ends the end of February and BenchmarkCAMS management will begin first of March 2018.

There was a discussion regarding non-build fines. There are three non-build fines that are under a default judgment agreement. We are accruing these fines and will collect at either settlement of lot sale or upon a request for ARB approval to build a home on the lot. David will pull the file and provide

Mike with relevant information. All other non-build fines are being billed quarterly and paid as billed.

David advised Waccamaw has several boxes of Seaside Plantation documents dating back several years. These boxes will be transferred to BenchmarkCAMS until final disposition is determined.

Mike thanked David for his work with the Board and wished him well. David was excused from the remainder of the meeting.

### Committee Reports:

**Safety, Security & Technology:** Jerry Russo, Committee Chairperson, was welcomed to the meeting to give his report. He stated the prime objective at this time is the Contractors and Service Providers phase of security/gate access. He recommended the purchase of two large banners (2' X 4') that will be posted at both gate entrances advising all contractors/service personnel that existing key cards/codes will be discontinued April 1st. In the interim, these personnel will contact him for replacement cards. Mike asked Jerry to finalize his plans and report back to the Board. The Board approved this concept. The Board also set a separate meeting to further discuss how to secure the homeowners security access.

Regarding signage as required by the North Myrtle Beach Police Department designating Seaside as Private Property, a motion was made and approved to purchase 10-12 "No Trespassing - Private Property" signs at a cost of \$23.00 each. These will be posted along 8th Avenue.

**ARB:** Randy Poole, Committee Chairperson, was welcomed to the meeting to give his report. There are six open ARB actions and Randy gave an update on each. There are two new ARB requests; i.e., Lot #2 - Landscape and expansion of back patio and Lot #20 - Roofing and repainting exterior. Mike asked Rob to check into landscape cleaning behind the entrance wall adjacent to Lot #2.

Randy also gave a report on the status of open ARB security deposits. Randy also discussed the recently approved policy to cap deposits at \$4000.00 for each project. Mike requested a policy be established to notify contractors that future damage to streets will result in replacement costs.

Randy presented to the Board his recommendations for Seawall Construction Guidelines, as requested at the last Board meeting. The recommended policy states the design components of the appearance of the seawall as: Vinyl sheet piling, Corrugated sections, 26" high above mean lake water level with a 12" concrete cap. After discussion, motion was made and approved to accept the guidelines as written.

**Public Works:** John has purchased replacement lights that will be installed in those areas that are not working. The remaining walk light posts around the clubhouse will be wrapped finishing up this project. The cost will be \$1400.00. Motion was made and approved .

He reported on the status of the seal coating project which has been delayed by weather conditions. After discussions with the contractor, the patch work should be resumed this week; it is estimated there is eight days of patch work to be done. The contractor has requested a new contract to cover the additional patch work to be done prior to seal coating; the Board agreed to a new contract with payment on demand after completion.

Mike asked for Board assistance on other Public Works projects while John is working on the seal coating project. Rob volunteered to assist on the entrance signage and pedestrian gate repairs.

Mike requested an update on the status of lake fountains. There are two currently not working. Regarding the bubbler, Jane was questioning whether electrical costs were included in the quote. Action is open.

**Landscape:** There was a discussion among the Board regarding the use of the gravel and pavers currently being stored on the lot on Sea Vista. Randy and Rob are working on this.

**Amenity Center:** Randy is in the process of getting quotes on repairing the spa.

No other reports were given at this time due to time constraints.

**Confirmation of Next Meeting:** The next meeting is scheduled for March 13th at 12:00PM.

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

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Mike Baker, President

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Reatha Robertson, Recording Secretary