

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
January 21, 2014**

Opening of Meeting:

The regular meeting for the month of January 2014 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Drew Gillespie. Board members present were: Fred George, Larry Shoffner, and Mike Hicks. Nancy Fleischer was absent. Representing Chicora Association Management was Lauri Seger.

Approval of Minutes:

Motion was made to accept the December 2013 minutes as written. Motion carried.

Wal-Mart Noise:

Drew commented that Wal-Mart management is trying to accommodate our requests for noise control during the late night time. There was an exception at Christmas time. Therefore, this topic will be removed from the monthly agenda with the option to recall if warranted.

Crime and Vandalism:

There were no reports of crime or vandalism during this reporting period.

2014 Committee Assignment:

The list for Committee Assignments for Seaside was updated. There are a few confirmations still needed, such as in the area of Video Security. Drew will distribute the list once all assignments are confirmed.

On the subject of Video Security, it was noted that the current security contractor is required to perform quarterly inspections. Lauri will contact the contractor to schedule the inspections and she will be present for the inspections in the future.

Covenants and Restrictions (C&R) and Architectural Review Board (ARB) Revisions:

Larry reported that Nancy had recently corrected a format problem pertaining to the C&R and ARB revisions. Nancy will be responsible for C&R guidelines and Larry will be responsible for ARB guidelines.

Relocation of Clubhouse Grill:

The clubhouse grill has been relocated in accordance with fire prevention regulations. The new location is adjacent to the old shuffle board area.

Committee Reports:

Clubhouse: Mike has scheduled carpet cleaning for February 3rd.

There was a discussion among the Board members on possible changes to the dining area in order to enable a larger capacity for social events. Additional space is

required to accommodate our growing community. As a result of the discussion, Mike will contact architects/engineers to seek ideas and cost factor and report back to the Board.

Spa: Lauri will obtain additional quotes to re-plaster the spa.

ARB: Larry reported on ARB requests which were approved this past month. The requests included: tree removal on Lots 47, 102, and 91, construction of new home on lot 144, landscape and sea wall cap on lot 41, and paver patio on lot 31.

Landscape: Nancy and Lauri have been working on getting quotes for the 2014 landscape contract. Lauri presented the proposals received to date. As the current proposals are not comparable to one another, Lauri and Nancy will work on correcting this problem and present the final proposals to the Board at next month's meeting.

Pool: A water bill recently received from the City of North Myrtle Beach showed an enormous increase in water usage. Therefore, Lauri will contact the City to have the meter checked for accuracy. Further action is pending.

Ponds: Fred stated the ponds are in good shape. There is a problem with the new fountain which is under warranty and will be corrected. Fred advised the Board of a future issue concerning access to the smaller pond; i.e. when all home construction surrounding the pond has been completed thereby limiting access to the pond. At that time, a decision will be needed for required access.

Sale of Chicora:

Lauri reported the sale of Chicora Association Management to Waccamaw Management has been completed. She stated the merger of these two management companies will provide greater technical improvements and business will be as usual. The new name will be Chicora Waccamaw Management.

Installation of New Dishwasher:

Mike reported the new dishwasher in the clubhouse has been installed. The parts required to secure the dishwasher have been received. He noted the dishwasher was used for the Wine Club event recently and worked very well.

There was a discussion concerning the hiring of a clean-up/assistant for social functions held at the clubhouse. It was the consensus that it would be best if the same person could be used at the functions who would be familiar with the area. Action is pending.

Financial Report:

Mike reported the year end net income operating profit is better than projected by \$64,000. As the new treasurer, Mike will meet with Chicora personnel for further indoctrination in the accounting process used by Chicora.

Lauri advised the Board that the auditor previously used by Seaside has relocated to a new company. She presented the Board with an engagement letter that required signature by the President to remain with the same auditor. The letter was signed by Drew.

Delinquent Accounts:

Lauri presented the Board with an estimate from our attorney of \$200/\$250 to research existing liens on a delinquent property. The Board approved the cost. Action is pending.

Lauri also presented a listing of all delinquent accounts with current status annotated.

Sidewalk Repair:

After detailed discussion, it was agreed that Board/Committee personnel will purview the entire neighborhood and determine future action.

Repair of Lot #70:

Lauri will take action to contact a new engineer for corrective action.

General Business:

It has been reported of dead trees in the wasteland area adjacent to lots #149 and #150. As these trees are in the wasteland area, it is not clear who is responsible for their removal. Lauri will check and report to the Board.

The annual meeting has been scheduled for November 8, 2014 to be held at Boulineau's.

Adjournment:

With no further business, the meeting was adjourned.

The next Board meeting will be February 18th at 3:00 PM.

Drew Gillespie, President

Reatha Robertson, Recording Secretary