

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

January 20, 2015

Opening of Meeting: The regular meeting for the month of January 2015 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Larry Shoffner. 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 was present as the representative of Waccamaw Management.

Approval of Minutes: Motion was made to accept the December 2014 minutes as written. Motion carried.

Crime and Vandalism: There were no reports of crime or vandalism during this reporting period.

Wal-Mart Noise: There is no update for this reporting period.

Action Item List: Frank gave an updated report on the status of each item on the Action Item List. The "open" action items will be reported in more detail under their respective subject.

Committee Reports:

Clubhouse: Regarding concerns about the condition of the recently purchased tables, Mike Hicks asked Lauri to bring copies of the sales agreement to the meeting and a committee will contact Rooms To Go for corrective action.

ARB: Larry advised the Board of one ARB request that was approved this past month; i.e., Lot 144 - install a picket fence in the rear yard. Larry also discussed one request that is pending on Lots 64-65.

Landscape: Frank presented to the Board a copy of Event Schedule Planner 2015 from Phoenix. The billing process agreed by Phoenix and the Board at a recent meeting was discussed.

Mike Baker discussed lighting concerns in the fountain at the main gate entrance. The Board agreed the lighting is outdated and needs upgrading. Therefore, an Action Item was assigned with Mike Baker having action responsibility.

Pool: Fred reported that the timer for the hot tub has been adjusted which will have an effect on the billing for the natural gas usage. After further discussion, a motion was made that the hot tub will be turned off December 1st through March 15th. Motion was approved.

Ponds: Fred stated the ponds are in good condition.

Phoenix Contract Changes: The Board discussed the current contract with Phoenix which expires April 1st.

Financial Report: Lauri stated the monthly reports and the end of year 2014 reports are in the process of being finalized. Action Item: Complete the end of year 2014 financial report and forward via email. Action: Lauri.

Delinquent Accounts: Lauri presented a copy of all outstanding Delinquency Summary Report. The majority of the delinquencies are the current year's assessment which are due by the end of January 2015. A more detailed report will follow.

Clubhouse Renovation Update: Mike Hicks had asked Lauri for possible names of contractors to contact for a bid. Lauri hasn't been able to locate a possible source, but action is continuing.

Sale of Excess Clubhouse Furniture: Mike Hicks reported he will meet with a source to obtain a minimum acceptable bid price. Action is pending.

Waccamaw Contract Consideration: The Board discussed with Lauri changes to the proposed 2015 contract with Waccamaw Management. There will be no increase in cost for 2015. After a lengthy discussion, Larry motioned that the contract be accepted with the changes as discussed. Motion carried.

Lauri advised the Board of a new Website that is available to the Board members. She recommended an orientation session for the Board and will set up a schedule.

Neighborhood Clean-up: The Board approved a violation letter be processed.

Repair on Lots 70/71: The Board decided not to pursue further action or incur additional costs. Action is closed.

Insurance Review: There is no update.

General Business: Fred discussed the condition of sidewalks in some areas. Larry will address this topic in the next President's Letter.

Adjournment: With no further business, meeting was adjourned. The next meeting is scheduled for February 17th at 1:00 PM.

Larry Shoffner, President

Reatha Robertson, Recording Secretary