

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

January 26, 2016

Opening of Meeting: The regular meeting for the month of January 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 also present.

Approval of Minutes: Motion was made and approved to accept the December 2015 minutes as written.

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

No. 56: Prepare response to a resident: Phil has verbally completed this; a formal response will follow.

No. 55: Recommend a towing company: Lauri will have more information at next month's meeting. Also, signage was discussed; Frank will draft a policy for review.

No. 54: Power wash gate walls: Action completed.

No. 52: Update website to add RF tags: Lauri stated this has been done.

No. 46: Write article on assignment of access cards: Frank stated action is scheduled for this Spring.

No. 45: Perform inventory of dead trees: Phil provided a list and stated this will be a monthly ongoing project.

No. 44: Check lock on lakeside pool entrance: Item completed.

No. 42: Establish retainer with lawyer: Mike stated this item is closed.

No. 39: Repaint signage at both gates: Item will be discussed later in meeting.

No. 36: Request bid for Landscaper: Item tabled for discussion in August 2016.

A new Action Item was assigned to post a "Stop/No commercial entrance" sign at the key pad area of the main entrance. Action: Frank.

POA Insurance Audit: Mike has assigned this project to Larry Shoffner. Lauri will assist.

Committee Reports:

Amenity Center: Pete discussed with the Board the condition of erosion around the pool and clubhouse. Mike will follow-up with the previous Board President for information on rip-rap.

The hot tub is scheduled to open March 1st.

Pete will check with a volunteer to purchase kitchen/bathroom supplies.

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

Lot 32: Remove one dead tree.

Lot 102: Removal of multiple trees.

Lot 44: Deck repair and roof extension over existing deck.

Lot 64: Extensive yard landscaping and the addition of a yard drain.

Lot 157: Addition of storm door.

An Action Item was assigned to review ARB rules regarding the process of tree removal and how to protect property in the event of this potential risk. Action: Phil.

Landscape: Phil stated landscape action has been completed around the Amenity Center; i.e., shrub/maple trees removal, and overall pruning. He will meet with the Landscape Committee next week and discuss future plantings. The landscaping at the two entrances has been trimmed; also, the crepe myrtles and roses will be trimmed within the next week. He has asked for a quote to switch from pine straw to mulch (with the exception of 8th Avenue). Also, a quote is needed for updating the two entrances; one quote is on hand. Lauri will assist Phil in obtaining one or two more quotes.

An Action Item was assigned to outline the differences in operating versus reserves funding regarding landscape costs.

Phil also reported that the wood posts at both entrances are in need of repair. Mike stated the Seaside mailbox also needs repair.

Safety, Security and Technology: Frank stated there were no safety reports. There are two broken cameras. He also informed the Board of an upcoming meeting with his team for cross-training.

Mike discussed the problem of storm water drainage; Lauri will set up a meeting with the North Myrtle Beach engineer.

Social: Gary discussed rental of the Amenity Center for the month of December. After discussion, Mike requested a yearly calendar be established showing all known Amenity Center usage.
Action: Frank/Gary.

Gary also discussed the upcoming Super Bowl Party; he will send a reminder to the community.

There was also a discussion on how to improve attendance for the Lifestyle Committee social evenings.

Communications: There was a discussion regarding the need to update the Website. Mike and Gary have a meeting scheduled with the Sunshine Committee to discuss a welcome package for new homeowners.

Public Works: Mike stated a problem obtaining a contractor for minor road repair. Therefore, he has asked Chuck to do temporary patch on Sea Island Way.

Mike also stated the columns around the main gate entrance need repair; caulking and painting. He has asked Steve to perform temporary repairs.

General Discussion:

Approved Email Motions: The painting of the Seaside Plantation signage at both entrances was motioned and approved.

Response to Property Owners Request/Suggestions: Phil has contacted owner.

Newsletter: Frank stated a new Newsletter is in the works. It was recommended he conduct a meeting with all authors prior to the next publication for continuity/format.

Treasurer's Report: Pete provided a comprehensive financial report. Mike requested he develop a three-year window on the Annual Replacement Costs. Pete was requested to add a Memo of Understanding as a foot note on the financials. Also, after discussion, it was requested a fee comparison with other HOAs be prepared. **Action:** Frank.

Delinquent Accounts: Lauri stated no change.

Confirmation of Next Meeting: The next Board meeting will be February 16th at 10:00 AM.

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

Mike Baker, President

Reatha Robertson, Recording Secretary