

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

**REGULAR MEETING OF BOARD OF DIRECTORS**

**January 17, 2017**

**Opening of Meeting:** The regular meeting for the month of January 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 Ahlschlager, Gary Kumerfield, and John Kime. Also present was David Haynes, representing Waccamaw Management.

**Approval of Minutes:** Motion was made and approved to accept the December 2016 minutes as written.

**Approval of Email Motions between Meetings:** There were no email motions this past month.

**Treasurer's Report:** Pete and David stated the financial status is basically sound. Pete reviewed the latest financial statistics and there was a general discussion concerning liability recordings. After discussion, motion was made and approved to accept the November 2016 financial report. The December 2016 financial report was not available.

**Delinquent Accounts:** David stated one delinquent account is in the process of being paid as a result of recent closing on the sale of the property. Three delinquent accounts remain. There was a discussion regarding delinquent accounts receivable from Ocean Keyes; David will contact Ocean Keyes for more information. **Action: David**

**Insurance Safety Audit:** The safety checklist of actions to be taken were briefly reviewed for updated status. Mike requested the listing be forwarded to all Board members for review/action. **Action: All Board members**

**Property Owner Insurance Audit:** Information has been forwarded but no response at this time.

**Goals and Objectives:** Mike requested each Board member prepare their Goals and Objectives for 2017 in their respective areas. He would like this done over the next couple of weeks. Phil had already started his Goals and Objectives and gave the following actions to be done:

- Trimming of low hanging tree limbs along 8th Avenue
- Removal of large trees/limbs at the main gate entrance. Motion made and approved for up to \$2000.
- Replacement of ligustrums at the main/construction gates. Motion made and approved for the purchase of ligustrums at a cost not to exceed \$2100. Mike requested a review of how many ligustrums are needed throughout the entire neighborhood. **Action: Phil**
- Phoenix to replace bushes at the main gate.
- Refurbishing of benches at the Amenity Center
- Clearing right of way and plantings around the pump access to small lake on 8th Avenue  
**Action: Phil/John**
- Replacing grass at the construction gate entrance
- Meeting scheduled with Landscape Committee for Thursday
- Review of the 2017 landscape budget and revise monthly amounts

## **Committee Reports:**

**Amenity Center:** Gary reported a leak at the spa. He will contact the same repairman used last year for action. The spa is normally scheduled to open around March 15th. Action: Gary and Pete  
Gary stated the grill was damaged after the hurricane. Mike requested Gary check into possibly having gas access for the new grill.

Mike requested Gary check into gaining access to the chemical room by the outdoor restrooms at the pool.

Mike requested a lock box for the keys to the bulletin board.

**Communication:** Mike complimented Lynnne on setting up the email system. He stated the system worked very well for the Christmas party survey. Concerning the status of developing a Seaside Directory, Mike stated not enough response from the neighborhood to justify completing a directory; he will ask Lynnne to send out another email request. Also, Mike plans to work on the website for Seaside.

**ARB:** Phil reported one new ARB processed this month; Lot 66 - Addition of gutters.

**Landscape:** Phil reported normal maintenance and routine trimming has been done. Also, crepe myrtles will be shaped/trimmed as well as rose bushes trimmed in February.

Regarding last month's question on pumping water directly from the well versus from the lake for irrigation on 8th Avenue, research said the water should come from the lake as the well water contains salt impurities.

**Safety, Security & Technology:** Pete discussed with the Board the current problem with proceeding with security update at the gate entrances as the contractor is in the process of forming a new company; Pete is requesting documentation from the new company before proceeding with issuing any payment. Regarding the gate entrance codes, Pete and Jerry will set up a meeting with Sherry (Waccamaw) to discuss implementing the new access control system.

**Social:** Gary stated the Christmas dinner/party was a huge success. Also, the Ladies' Christmas Luncheon was well attended. Mike has reserved the Surf Club for the 2017 Christmas Party on the 2<sup>nd</sup> Friday in December.

Gary reported plans for the upcoming Super Bowl are being finalized.

Mike and Gary said the volunteer appreciation function was a success and another appreciation function is in the works for the Social Committee.

**Public Works:** John presented the following report:

- **Roads:** He met with a contractor and visited sites where two paving procedures were demonstrated; one was spray coating and the other squeegee coating. John explained the process for each and was greatly impressed with the squeegee process. He received a preliminary estimate on the cost for repaving Seaside streets. He explained we are still waiting on a formal quote from another contractor. He also discussed having drainage surveillance work done before paving.
- **Lighting:** Phil and John took inventory of all defective landscape light fixtures in the neighborhood. Mike is in contact for remedial action with the contractor who installed the light fixtures. John stated a meeting is scheduled for January 31<sup>st</sup> with contractor personnel.
- **Bank Erosion at Clubhouse:** David relayed information regarding a quote he received for rip-rap. They are soliciting for another quote.
- **Lakes and Fountains:** One fountain is being repaired.

- John stated he plans to call the Public Works Committee together and develop Goals and Objectives.

Mike requested John look at the Reserves and do a life cycle analysis.

**Time Warner Internet:** David stated Time Warner is scheduled to complete action this week.

**Action Item Spreadsheet:** Mike is working with Lynnne to develop this spreadsheet.

**Confirmation of Next Meeting:** The next Board meeting is scheduled for February 21<sup>st</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

### ACTION ITEM LIST FROM JANUARY 2017 MEETING

Ocean Keys	David and Phil
Insurance Safety Audit	All
Goals and Objectives	All
Ligustrums	Phil
Pump Access	Phil and John
Spa Leakage	Gary and Pete
Website	Mike
Security Camera update	Pete
Gate Access Codes	Pete
Appreciation Function Social Committee	Gary
Lock Box for Bulletin Board keys	Gary
Gas Grill	Gary
Chemical Room Access	Gary
Street Paving Quotes	John
Defective Light Fixtures	John, Phil, Mike
Rip Rap	David
Action Item Spreadsheet	Mike