

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
July 22, 2014

Opening of Meeting:

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

Approval of Minutes:

Motion was made to accept the June 2014 minutes as written. Motion carried.

Entrance Gate Replacement: Recent difficulties/failures of the main gate to function properly have necessitated the need for entrance gate upgrades/replacements. Both gate mechanical operating systems are over thirteen years old with a normal life expectancy of 8 to 10 years. Funding for this expenditure is covered from the Reserve Fund. The Board met with Carolina Time and Parking Group to explore replacement options. Frank Fleisher assisted the Board in this action. After extensive review, the Board elected to do the following:

Authorized Frank Fleischer to negotiate and contract with Carolina Time & Parking Group on the upgrade of both gates. Such upgrade shall not exceed \$27,500.00. The upgrade will consist of replacing microprocessor control cards at the kiosk of each gate, replacing mechanical gate openers with new direct-drive motors, and the addition of RF Tag sensors to be mounted on the kiosk at each gate.

The Board also approved the purchase of 100 RF stick-on tags. These tags can be attached to the vehicles windshield/window. Additional RF tags will be purchased as needed. Current clickers and cards will remain operational.

Frontier Proposal: The current telephone service for opening command at the entrance gates allows minimal lines for outside area codes. Lauri obtained a quote from Frontier that is less expensive while offering unlimited long distance area codes. The savings will be \$100.00 per month. The Board authorized Lauri to proceed.

Muskrat Eradication: Nancy and Phoenix (current landscape contractor) have identified the problem of muskrat activity causing erosion to the common area surrounding the clubhouse. Phoenix has submitted a proposal to install rip-rap to the affected areas. The Board requested proposals be solicited from at least two sources for rip-rap to be installed around the pool and island areas. Action: Lauri/Nancy

Seaside CD and Money Market Accounts: Lauri presented to the Board information concerning the current CD and Money Market accounts. Due to the maximum FDIC insured limit being breached in the operating and reserve accounts, changes are necessary. Mike and Larry will meet and discuss the appropriate action to be taken. Action: Mike/Larry

Clubhouse Rental Checks: Lauri reported that the past procedure of Waccamaw Management holding the deposit checks (\$350) for clubhouse rentals will be changed. In the future, one check in the amount of \$440 will be required for all rentals (\$90 fee for rental and \$350 deposit). This check will be deposited. Upon completion of the rental, the deposit of \$350 will be returned providing there is no damage to the clubhouse.

Crime and Vandalism: Mike reported there have been incidents of items taken from unlocked cars in the neighborhood. Also, incidents of golf carts being stolen in North Myrtle Beach. Mike has sent alert messages to the community.

Wal-Mart Noise: There was no update on this subject.

Committee Reports:

Clubhouse: Mike reported attendance to the 4th of July picnic was a success. Also, the social committee held a meet-and-greet informal gathering this past Thursday. In order to increase attendance, Drew requested the next flyer for a social event stress that we bring a neighbor to the event. Also, the publishing of a monthly schedule of events with contact points would be helpful. Action: Mike and Gary Kumerfield.

Fred identified two areas that need fixing; removal of plants from the gutters at the clubhouse and a stop sign in disrepair. Action: Lauri/Chuck

ARB: Larry reported on two ARB requests that were approved this past month.
1.) Removal of a rear knee wall and adding grill space on rear patio 2.) Add lattice shade cover with shutters to an existing rear deck and remove a pin oak tree to be replaced with another tree.

Landscape: Nancy reported she had met with the owner of Phoenix and discussed our concerns about their service. The owner was very receptive to our concerns and conditions have improved.

Pool/Spa: There have been questions concerning the spa not working properly. Fred requested Lauri contact the contractor who did work on the spa this spring. Action: Lauri.

Ponds: Fred reported the fresh water from the recent rains have greatly enhanced both ponds. Also, the new baskets are working very well. A new light kit was installed on a fountain in the large pond that is shared with Ocean Keyes. This cost will be shared with Ocean Keyes.

Financial: Mike reported the financial status remains good. Drew reminded the Board of the year end financial documentation requirements in preparation for the annual Board meeting with the community.

Delinquent Accounts: A listing of all delinquent accounts and their status was distributed by Lauri. There are a total of eight delinquent accounts. One account has been in foreclosure and contact will be made when action is completed. Action: Lauri

Clubhouse Renovation: Mike reported on one bid that was received. Additional bids are being solicited. Action: Mike.

Tree Cutting: Nancy and Lauri reported on the status of obtaining bids for tree cutting along 8th Avenue and the main entrance area. The permit for cutting/trimming expires on 12/16/2014. Work must be done before that date. Action: Nancy/Lauri

There are branches along 8th Avenue that are touching power lines. These trees belong to the city. Lauri was asked to make appropriate contacts for action. Action: Lauri

Repair of Lot 70: Lauri presented to the Board a quote from Express Construction LLC for work on the storm drain. A part of the quote was approved by the Board; i.e., the flushing of the existing storm drain at a cost of \$2800. For the remainder of the action, the Board requested another quote. Action is still pending. Action: Lauri

HVAC Service Agreement: Lauri presented a bid from Atlantic Heating and Cooling for yearly service maintenance contract for the HVAC system at the Clubhouse.

Adjournment: With no further business, the meeting was adjourned. The next Board meeting will be August 18th at 3:00 PM in the Clubhouse.

Drew Gillespie, President

Reatha Robertson, Recording Secretary