

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

July 21, 2015

Opening of Meeting: The regular meeting for the month of July 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: Mike Baker, Fred George and Mike Hicks. Frank Fleischer was absent. Representing Waccamaw Management was Lauri Seger.

Approval of Minutes: Motion was made to accept the June 2015 minutes as written. Motion carried.

Welcoming Committee: Prior to the official start of this month's meeting, Jeri Friz and Gary Kumerfield addressed the Board with a proposal to form a Welcoming Committee for the purpose of greeting new residents to Seaside Plantation community. Jeri Friz volunteered to head this committee. After discussion when the meeting was in session, it was motioned to accept this proposal. Motion was approved.

Crime and Vandalism: There were no official reports of crime or vandalism this past month; however, one damaged mail box and suspicious activity at the main gate were observed.

Wal-Mart Noise: Increased noise activity did occur over the 4th of July; no official action was taken.

Action Item List: As Frank was absent, no official report was given. Larry asked Lauri to take note of any newly assigned action items from this meeting.

Committee Reports:

Clubhouse: Mike Hicks approved the purchase of candles for the dining room tables. Lauri discussed the problem of the security alarm sending trouble signals that were monitored by the "former" security firm; Lauri will contact that firm for resolution.

ARB: Mike Baker reported on construction debris which was corrected. Also, Mike Baker will have the fee schedule for existing homes and new construction posted on the Seaside website within the next few months.

Landscape: Larry presented a proposal from Frank that outlined two alternatives for landscape improvements. After discussion, the Board elected to proceed with the first alternative. The Board also approved the removal of a dead tree located at the exit driveway from the Clubhouse. In Frank's absence, Lauri was asked to contact Phoenix with approval notification.

Pools: Fred reported the two bathrooms at the pool will be repainted. Also, the Board decided not to pursue adding a booster pump to the hot tub as the process was too costly.

Ponds: Motion was made and approved via email for the purchase/installation of a new well pump and landscape rock to cover the pump. Fred stated the new pump is doing a good job. Fred also stated increased weed growth in the ponds, which are being treated. The sterile grass eating carp will be purchased when they become available.

Financial Report: Lauri presented the Financial Report; Fred discussed the overages for the ponds. The subject of transferring funds into the Operating Account to cover normal expenses was discussed; Lauri and Mike Hicks will take appropriate corrective action. The Financial Report was approved.

Delinquent Accounts: Lauri presented the updated status of all delinquent accounts.

Follow-Up to Lot and Home Maintenance: Lauri presented the updated status of outstanding letters.

Confirmation of Pet Policy: The Pet Policy was approved and will be distributed.

Sidewalk Repair Inspection: Larry stated that action is still pending based on difficulty getting response from the repair contractor.

Update Reserve Analysis: Larry stated a meeting is scheduled next week with the engineering firm to discuss updating our Reserves. Larry requested each Board member to review their respective areas and identify their concerns. All Board members are encouraged to attend this meeting.

Seaside Lighting: Mike Baker reported on two bids received. He reported this process is expensive and there are no reserve funds available. This will be included in next Reserve funding. At this time, the Board elected to proceed with the removal of old broken fixtures and the installation of dusk to dawn lighting for the Clubhouse. Also, Lauri will contact Santee Cooper for installation of pole lighting in the parking lot at the Clubhouse.

Temporary Parking in the Clubhouse Parking Lot: After discussion, Mike Baker will formulate an overflow parking policy.

Seaside Directory: Mike Hicks will develop a directory in alphabetical order of all Seaside residents; no email addresses will be included.

Adjournment: The next Board meeting will be August 18th at 9:00 AM in the Clubhouse. With no further business, the meeting was adjourned.

Larry Shoffner, President

Reatha Robertson, Recording Secretary