

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

July 26, 2016

**Opening of Meeting:** The regular meeting for the month of July 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. Waccamaw Management attendees were Sherry Coppolecchia, Mike Ferguson, and the newly appointed representative for Seaside Plantation, David Haynes. David will replace Lauri Segar, who has accepted another position and we wish her all the best. David discussed his background, the latest was in property management with Sunset Beach properties. The Board welcomed David.

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

**Approval of Email Motions Between Meetings:** A reminder to all Board members, when using the email process for motions be sure to include the word "motion" in the subject to draw attention to its importance. One email action was approved for new pool hours.

**Preparation for Annual Meeting:** Mike Baker discussed the upcoming annual meeting and each Board member will present their respective project assignments.

**Treasurer's Report:** Pete stated all expenses are in line with budget projections. He outlined the comparison of the 2015/2016 budget in the latest Seaside Newsletter. Mike Baker discussed the need for correct coding of transactions within the yearly financial report with David and Mike Ferguson. Mike Ferguson outlined the process of a draft financial report being available for review/correction; he will review this with the auditors. After further discussion, the monthly financial report was approved.

**Delinquent Accounts:** There are no new delinquencies.

**Committee Reports:**

**Amenity Center:** Pete stated the area is in good shape. The main front door is difficult to lock and, after discussion, the Board elected to use the side entrance door (by the pool entrance walkway) for normal usage. Gary will contact those who have keys and advise them to use the side door. Mike Baker informed the Board of broken light posts on the golf cart parking; he asked the Board to look at these broken light posts after the meeting and discuss remedial action.

**ARB:** Phil presented the current and new ARBs processed this month. New requests are:

Lot 110 - Extension of roof over existing patio

Lot 94 - Construction of screened-in porch

Lot 101 - Remodel/repair of existing screened-in porch

Lot 50 - Extension of existing black aluminum fence

Lot 67 - Painting new colors for stucco/trim

Lot 25 - New home construction on Ocean Pointe Court (pending final plan changes)

**Landscape:** Phil advised normal maintenance has been done; i.e., weeds sprayed, tree removal, etc. Permits have been filed for tree removal at the amenity center; this action will be scheduled in the fall when the pool usage is not as active. Also, fall plantings are being planned.

The Board is finalizing the plans for a Memorial Garden. A plaque will be installed. Motion was made and approved to call the garden "Barbara's Garden" and will say "In memory to those who have contributed". A motion was made and approved for a cost up to \$1000. A tentative date of September 28th was set and Gary will issue a flyer.

**Safety, Security and Technology:** Frank advised the new pool hours are 7:00 AM to 10:00 PM; motion approved via email. Also, a new sign was posted at the hot tub regarding Children under 12 not permitted in Hot Tub. Frank presented a comprehensive report prepared by Sherry (*Thank you, Sherry*) showing the outstanding pass codes for entrance to Seaside; these include pass codes for realtors, community service, residential or construction service, and social committees. Frank will review/make recommendations for future usage; i.e., cards versus pass codes.

A suggestion was made to conduct a meeting with the owners of residential landscapers to discuss using only the construction gate entrance. Action pending.

Regarding security, Frank reviewed the latest incidents causing damage at the pool and construction gate and discussed the need for improving the camera capabilities. There are two issues involved - the maintenance contract and upgrading to digital. Action is pending; Frank will research and present a recommendation to the Board.

**Social:** Gary told the Board the schedule for the annual meeting has been posted on the new bulletin board; the meeting will be held at St. Stevens on the 12th of November and coffee/pastries will be served by the Social Committee at 9:00 AM. Regarding the Christmas Party, Gary is still working on it.

**Communications:** Gary stated actions are still in process. He has meetings scheduled and will update next meeting.

**Public Works:** Mike Baker stated bids are needed to repair the sink hole erosion at the club house; a temporary fence is in place and it is preferred to do this work in the off season. Waccamaw will prepare request for bids. The sink hole on Ocean Pointe has been repaired and now needs paving; Mike Baker will follow-up.

One of the lake fountains is non-functioning. This is the fountain that recently got a new motor and Fred George will follow-up for correction.

**Action Item List:** Frank distributed the Board Action Item List for June 2016 and provided an update on all open items. Item No. 72 concerning improving drainage on Seaside properties with the City of North Myrtle Beach is open and Waccamaw is attempting to obtain a copy of a prior agreement. Item No. 87 regarding sink hole repair, Waccamaw is working on getting potential vendors.

**Path Lights at Clubhouse:** This item is tabled.

**Confirmation of Next Meeting:** The next Board meeting is scheduled for September 20th at 10:00 AM in the Clubhouse.

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

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Mike Baker, President

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Reatha Robertson, Recording Secretary