

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

June 18, 2015

**Opening of Meeting:** The regular meeting for the month of June 2015 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Larry Shoffner. All Board members were present; i.e., Mike Baker, Frank Fleischer, Fred George, and Mike Hicks. Lauri Seger, representing Waccamaw Management, was also present.

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

**Crime and Vandalism:** There were no reports.

**Wal-Mart Noise:** There were no reports.

**Action Items:** Frank gave an update on all action items; there is currently only one action item open, all others have been closed or tabled. However, the Board elected to add action items for obtaining an estimate for a pump at the front gate and a booster pump to the hot tub.

**Committee Reports:**

***Clubhouse:*** Mike Hicks reported on the purchase of a new table and chairs for the dining room. Also, a new garbage disposal was installed.

***ARB:*** Mike Baker reported on three ARB requests which were processed this past month; re-grading and installing a retainer wall, installing a vinyl shower enclosure, and installing a paver patio.

***Landscape:*** Frank reported an inspection of the trees around the clubhouse area was done by Phoenix. Three trees have scale and were treated, and one tree is dead and needs to be removed. There is also a dead tree between Lot #162 and the utility area; however, research needs to be done to determine who is responsible for the tree removal.

Frank also reported on an area around the main gate where tree debris needs to be cleared; he will advise Phoenix. The appearance at the main gate was discussed; it was determined to obtain an estimate to spruce up the area. Also, an identification as to the best type of grass for the main gate, back gate, and clubhouse areas should be included in the estimate. Mike Baker and Fred George will assist Frank in this area.

Lauri reported the power washing at the main gate is still pending; the contractor hired to do this work will do a second attempt with a different product. Larry had some billing concerns regarding spring annual plantings; Lauri provided relevant information. Also, the Board discussed the sprinkler system on 8th Avenue which is run from the small pond. Action is pending.

**Ponds:** Fred informed the Board of some problems with the fountains being plugged; due to weather conditions, weed growth has been uncontrollable. The ponds were treated last week and another treatment is scheduled this week. Fred will purchase 50 sterile grass eating carp fish when they become available that will assist in keeping the ponds clean.

**Pool/Hot Tub:** Fred advised high efficiency motors and new pumps were installed. As stated under Action Items, an estimate for a booster on the hot tub will be obtained. The problem of umbrellas around the pool being left open and subjected to damage was discussed. It was decided to purchase signage to be installed reminding residents to close the umbrellas.

**Financial Report:** Lauri presented the May Financial Report. Mike Hicks questioned the probable inclusion of non-build fines with regular accounts receivables. Lauri will check on this. After discussion, the May Financial Report was approved.

**Delinquent Accounts:** Lauri and Mike Baker discussed the current delinquent accounts; Mike Baker will follow-up on one account.

**Lot and Home Maintenance:** The status of compliance/non-compliance on all letters was reviewed and it was determined to send follow-up letters from either the HOA or attorney where needed.

**Sidewalk Repair:** Action is pending; however, the repair of the hole on Tradewind Court has been completed.

**Update on Reserve Analysis:** Lauri stated a proposal is expected by the end of next week.

**Lighting:** Mike Baker presented a schematic designating the proposed lighting system for the main gate, back gate, and clubhouse areas. After approval of the Board, Mike will obtain two or three quotes. Funding is a concern as there is no designated reserve funding. Also, the Santee Cooper rebate will be included.

**General Business:** Parking in the overflow area by the Clubhouse was discussed; appropriate signage is pending.

**Adjournment:** The next Board meeting will be July 21st at 9:00 AM in the Clubhouse. With no further business, the meeting was adjourned.

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Larry Shoffner, President

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Reatha Robertson, Recording Secretary