

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

June 15, 2016

Opening of Meeting: The regular meeting for the month of June 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 Ahlschlager. Lauri Seger, representing Waccamaw Management, was also present.

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

Approval of email motions between meetings: Motion was made and approved to place the current attorney on a retainer; action has been taken. Also, it was suggested by Mike that all future email motions contain the same subject line for easy identification.

Treasurer's Report: Pete provided a comprehensive financial report for the period up to April 2016. The report for May 2016 should be available by the end of next week. The financial report for April was approved. The financial position is sound. Pete's report included adjusting the estimated budget for reserves and providing a projection through the next twenty years. The reserves are posted on the website.

Delinquent Accounts: Lauri discussed the status of all delinquent accounts. Certified letters were sent where applicable.

Pool Vandalism: Frank reported two incidents of vandalism at the pool/bathrooms. Frank will do a more in depth analysis and report to the Board at the next meeting. The use of sensors and cameras was discussed. Mike recommended the late evening lights be turned on in the interim. Also, Mike will draft a letter addressing this issue. During the meeting, maintenance advised that the paper towel dispenser is being replaced in both bathrooms.

Committee Reports:

Amenity Center: Pete continues monitoring the Amenity Center on a daily basis.

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

Lot 16 - Construction of a new home

Lot 136 - Landscaping projects

Lot 43 - Removal/replacement of deck and roof over new porch/deck

Lot 149 - Removal of a dying tree. Copy of NMB permit on file.

Landscape: Phil reported the routine weekly work of pulling weeds, trimming of hedges and bushes has been done. Also, trimming of the hedges along 8th Avenue should be done by Friday. He is currently working on getting permits from NMB for the removal of trees around the clubhouse; i.e., we are taking down dead trees plus those that may create a risk near the clubhouse and by the lake. All costs are within budget. Also, Phil and Gary are finalizing plans for the Memorial Garden and will report to the Board.

Safety, Security and Technology: Frank advised he has a meeting scheduled with Sherry (Waccamaw Management) for Friday to discuss gate access codes and will have a recommendation for the Board at the next meeting. Also, the new signage in the clubhouse parking area was discussed; a phone number will be added to the signage.

Social: The need to have all committees utilizing the new email system was discussed. Mike advised the Board of the Seaside Plantation website on Facebook and the need to have this site monitored; he has taken appropriate action. Gary advised of the upcoming Social event planned at the Clubhouse and plans for 4th of July are in the works. He also advised the annual meeting at Saint Stevens Parish Hall has been confirmed and reservations have been made at the Surf Club for this year's Christmas dinner (December 17th). The Ladies Christmas luncheon is scheduled for December 16th.

Public Works: Mike discussed the completed engineering study for erosion at the Clubhouse and, as a result, he will seek bids for rip-rap to be applied off season. Regarding the storm catch basin on Compass Pointe, motion was made and approved for installation of the basin at a cost of \$5000. Mike also discussed the need for written policy on the process being used for such bid selection. The removal of geese population has been approved by the Department of Land and Lakes Management at a cost of \$800 plus \$6 per goose, approximately \$1100. Mike also discussed a proposal from Fred George regarding two fountains not working; he will coordinate with Fred and advise the Board for final approval of corrective action.

Additional Items:

Frank completed a HOA fee comparison; the Board thanked him for a job well done. This will be available for presentation at the annual homeowners meeting.

Frank reviewed the Action Item list and gave updates.

Mike said there is still some finishing work being done on the path lighting.

A request was received involving variance to covenants/restrictions and discussion resulted in a motion as follows: PENDING ATTORNEY AGREEMENT, motion was passed that the ARB may recommend/submit building and landscaping variation requests to our guidelines on a case-by-case basis. Each variation must be separately evaluated and approved by the Board. Each recommended variant is considered a unique case and must be individually approved.

Confirmation of Next Meeting: After discussion regarding the upcoming summer months, the Board elected to hold the next Board meeting on July 26th. There will be no meeting for the month of August and September meeting will be held September 13th. Board meetings are held at 10:00 AM in the Clubhouse.

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

Mike Baker, President

Reatha Robertson, Recording Secretary