

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
March 18, 2014**

Opening of Meeting:

The regular meeting for the month of March 2014 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by Vice-President Fred George. Other Board members present were Larry Shoffner and Mike Hicks. President Drew Gillespie and Board member Nancy Fleischer were absent. Lauri Seger, representing Chicora Association Management, was also present.

Approval of Minutes:

Motion was made to accept the February 2014 minutes as written. Motion carried. The approved minutes will be forwarded to Seaserver to be posted on the website.

Crime and Vandalism:

Larry advised the Board of a complaint received from a resident of Seaside Plantation regarding the resumption of excessive noise from WalMart. The Board will contact WalMart for resolution.

Committee Reports:

Clubhouse: Mike reviewed the data and costs on a new/additional renovation option he has researched. This was for information purposes only and no action was taken. A discussion followed about the email that Drew sent to Board members regarding the process he wished followed to discuss the various renovation options. After discussion, the Board members present agreed that Mike would call a meeting, per Drew's email. Those invited would be the full Board and all members of the Clubhouse Committee, including the members of the Furniture sub-committee. The goal will be to have recommendations, if any, to the Board for review and a vote by the August Board meeting.

Lauri presented a quote from Harriett's Cleaning Service to perform weekly janitorial cleaning. She is seeking additional quotes and will present to the Board for a final decision. Also, Mike will confer with the current provider, RPM, for a quote.

ARB: Larry advised the Board of the following ARB requests which were approved this past month:

- Lot 21 -- Install a 5' fountain in the front yard
- Lot 154 -- Re-landscape a portion of the yard
- Lot 100 -- Enlarge rear patio and add landscaping in front yard
- Lot 159 -- Add landscaping and 8' trellis
- Lot 73 -- Remove loquat tree
- Lot 146 -- Enlarge den area

Landscape: Larry advised the contract with the new landscape contractor, Phoenix, was signed and will be effective April 1, 2014. Nancy will be setting up a meeting with Phoenix to discuss spring plantings. Also, Lauri, Nancy and Larry will perform a walk-through the neighborhood with Phoenix. Larry asked Lauri to request Phoenix submit weekly reports of work completed. Also, there was an informative write-up done by Phoenix which was included in the latest Newsletter.

Pool: Lauri advised the spa repairs will commence this Thursday (March 20th) and should be completed within 4 – 5 days.

Ponds: Fred advised the shallow end of the larger pond was treated for algae growth. Also, fountain #6 is not functioning; it may require a new motor. (This fountain's expense is shared by Ocean Keyes.) He also told the Board that the new baskets to protect the screen on the pumps were installed.

Fred said a quote for building an access ramp to the smaller lake will be presented to the Board upon receipt.

Lauri advised that a letter from PLM Lake and Land Maintenance requesting a 4% increase was received. This request amounts to \$13 increase per month. After discussion, the Board elected to approve this increase.

Dead Tree Removal:

Lauri advised our attorney has confirmed the wastelands at the end of Sea Vista Lane are the property of Seaside Plantation. Therefore, the issue of dead tree removal needs to be addressed. Lauri also advised the Board that approval from the Army Corps of Engineering is required before removal of the trees. She has been attempting to obtain written approval and has been unsuccessful to date. After discussion, the Board elected to request our attorney (who also represents Cottages at Tilghman Beach) draft a non-precedent agreement between the two properties at the satisfaction of both parties.

Financial Report:

Mike presented an updated financial report to the Board stating the status is good. A more detailed report can be obtained on the website.

Delinquent Accounts:

The status of each delinquent account was discussed by the Board and Lauri. There are four outstanding late assessments; letters have been sent. Lauri advised that if a response is not received before the end of March 2014, the accounts will be forwarded to our attorney for appropriate action. One account has already been forwarded to the attorney for action.

The assessment of late fee fines when payment was received after the deadline of January 31st was discussed. The problem stems from the misunderstanding of when the payments are *posted* by the accounting firm as opposed to when the payments are *posted* by the mail carrier. Next year's mailing to residents will be more specific to avoid this problem.

Sidewalks:

Fred and Larry conducted a review to determine the condition of the neighborhood's sidewalks. The broken sidewalk outside the back gate is on city property; Lauri will contact City of North Myrtle Beach and request repair. They reported the majority of broken sidewalks are on vacant lots and repair will take place once the homes are constructed. Fred will provide Lauri with a list of their findings.

Repair of Lot #70:

Lauri advised an engineer has advised the drainage problem is from a broken pipe and will need to be replaced. She will obtain a quote to repair.

General Business:

Lauri advised the status of one lot that has been identified as needing maintenance. She will draft a letter and present to the Board.

Larry volunteered to draft a "Welcome Letter" to introduce new homeowners to our neighborhood and advise them of pertinent information available on our website.

Fred requested Lauri obtain information on the removal of geese should this be needed this year.

Adjournment:

With no further business, the meeting was adjourned.

The next Board meeting is scheduled for April 15, 2014 at 3:00 PM in the Clubhouse.

Fred George, Vice President

Reatha Robertson, Recording Secretary