

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

March 17, 2015

Opening of Meeting: The regular meeting for the month of March 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 (Fred George, Frank Fleischer, Mike Baker and Mike Hicks). Also present was Lauri Seger, representing Waccamaw Management.

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

Crime and Vandalism: There were no reports.

Wal-Mart Noise: There was no update.

Action Items: Frank gave an updated status report on all actions. Those items still active will be discussed under their respective category.

Committee Reports:

Clubhouse: Mike Hicks reported that new tables and chairs were received; however, one table was damaged and should be replaced. Mike will follow-up with Rooms To Go for status on the replaced table. Also, after discussion, Mike will arrange to have the carpet cleaned.

ARB: Mike Baker reported on three ARB requests which were approved this past month; i.e., Lot # 65 - a fence project, Lot # 81 - a solar tube installation, and Lot # 114 - a house being built. There was a discussion concerning the drainage system on Lot #114; Larry will look into this.

Mike Baker presented to the Board a proposal to determine a fee structure for future new additions/remodeling in order to protect the common area/streets from possible damage. After discussion, the Board asked Mike to revise the proposal and distribute to the Board members for consideration. An Action Item was established.

Landscape: Frank discussed the renewal of the 2015 landscape contract. A draft was sent to Phoenix for review; Lauri will follow-up with Phoenix for status.

Frank presented a quote he received from Phoenix for landscape changes at the main gate entrance. As the proposal was extensive, the Board elected to meet with Phoenix to discuss a plan of action. The lighting system at the main gate will also be updated.

Pool: Fred reported the pool will open for Easter. The spa is open. He also discussed the replacement of umbrellas as they are needed. There was a discussion about wi-fi connection at the

Clubhouse/pool area. This was a result of Frontier offering a low price connection promotion. Mike Baker and Frank will look into this.

Ponds: Fred asked Lauri to contact USDA as geese are already on site. Also, Fred advised one well pump is working at half capacity; he will be getting an estimate on repair.

Financial Report: Lauri presented the February 2015 Financial Statements. One of the main changes was the modified accrual accounting process. After some questions about the accounting process being used, Lauri will set up a meeting with the Chief Finance Officer at Waccamaw.

Delinquent Accounts: Lauri gave a report on the status of all delinquent accounts.

Report of Sale of Excess Furniture: Mike Hicks reported two tables were sold; there is still the high top table with five stools and a cabinet to be sold. Also, the Board elected to sell the sofa (minimum bid of \$150). Fred will contact a consignment shop.

Management Contract Review and Meetings: Larry advised the Board of the results of his contact with two other management companies. Lauri presented a copy of Request for Proposal prepared by Waccamaw Management to be used in this process; this will enable all companies to bid uniformly. Larry requested all Board members to read the Request for Proposal and give comments to him before sending this to prospective management companies. Lauri stated Waccamaw will also bid.

Non-Build Fines: There are five (for six lots) non-build agreements currently in place. Larry discussed the conditions; i.e., a follow-up system needs to be in place as these should be renewed every three years. Also, there is a maximum percentage accrual that needs to be monitored. Action: Lauri.

Update Reserves: Larry discussed with the Board a bid he received from the original company who prepared the Reserve Funding Analysis. Lauri stated the bid was a good price; a quote she has from another company was much higher. Therefore, the Board elected to proceed with the original company and a meeting will subsequently be set to discuss reserve changes, etc. The last update was completed in 2010 and should be updated every five years.

General Business: Larry advised of a Board Conference to be held at Market Commons on April 14th.

Larry discussed the presentation last month on a Web Portal system. The Board elected to table this topic at this time.

Frank is working on the next Newsletter which should be completed soon.

Adjournment: With no further business, the meeting was adjourned. The next meeting will be April 21st at the Clubhouse at 1:00 PM.

Larry Shoffner, President

Reatha Robertson, Recording Secretary