

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

March 15, 2016

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

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

Approve Email Votes from Between Meeting Motions: There were no email votes during this month. Mike requested all Board members to respond on future email requests.

Treasurer's Report: Pete reported on a meeting he had with the CPA (independent auditor used by Waccamaw); he stated the meeting was very informative. After review, the Board approved the financial report as presented.

Delinquent Accounts: Lauri presented an updated report on all delinquent accounts including annual assessments and non-build fines.

POA Insurance Audit: Mike stated Larry Shoffner is communicating with the resident who is performing an audit and a report should be available by next meeting.

Email Software Proposal (EMSP) : Mike introduced Lynnne Russo who gave a presentation on EMSP; a system to update the current email distribution system. After extensive discussion, the Board approved Gate Response with Lynnne as the Gate Keeper. Lynnne also had completed auditing and updating the Seaside Plantation website.

Committee Reports:

Amenity Center: Pete gave a comprehensive report on an inspection of the Amenity Center, pool, and hot tub areas. The report included installing a bulletin board for the Amenity Center, the condition of the tables/umbrellas/chairs at the pool, the shuffleboard area (approved power washing), the hot tub, the condition of the porch railings, a hot water tank leak, and gate to pool not working. After discussion, Mike requested Pete prepare a recommendation to the Board on table/umbrella replacements and submit via email to the Board. Caroline Time will be contacted regarding the gate mechanism not working. Also, Pete is working with Chuck regarding some of these issues. Mike also requested the pool/hot tub be opened for upcoming Easter/spring break time frame and the cleaning be scheduled afterwards. Also, the reserves should be checked for covering some of these costs.

ARB: Phil reported on the following ARB requests which were approved this past month:

Lot 119 - Addition of a low paver high retaining wall

Lot 159 - Painting garage door

Lot 43 - Landscape changes and addition to existing backyard fence

Lot 116 - Received plans for home construction

Landscape: Phil reported on the receipt of three proposals for updating the landscape at the main entrance gate; he plans to meet with each submitter and obtain more information. He also reported on the status of obtaining city permits for the removal of dead oak trees at the main entrance (2 trees) and Amenity Center (one tree and one tree needs city repeal action); he will be getting a final bid for tree removal.

He also reported that spring clean-up (trimming, spraying/fertilizing and general clean-up) will be completed. Spring flowers/plantings are scheduled for early May. Two purchase orders were approved for spring plantings and installing mulch versus pine straw.

Lauri reminded the Board the large fountain at the main entrance is scheduled on the reserves in 2017 for re-plastering.

Safety, Security & Technology: Frank discussed the recent homeless camp near Sea Vista (now abandoned) and the need for homeowners to be alert in the future. He also presented the stop/no entrance sign to be posted at the main entrance gate for commercial vehicles. Frank discussed with the Board the problem of gate codes being abused by outside sources; he is working with Sherry on a plan to correct this problem.

Social: Gary stated the last Thursday night Social gathering was a success; he is looking for ideas for future events. He will be conducting a meeting with his committee to discuss this topic.

Communications: This topic was discussed earlier in the meeting with the presentation by Linnie.

Public Works: Mike reported the street paving repairs and a sink hole erosion on Sea Island Way have been completed. The Board will be conducting a walk around the Amenity Center at the conclusion of the meeting to identify erosion issues. Also, the new lightning system is still work in process ; i.e., a more visual appearance on the wooden posts on the path lights will be done. Also, work on the construction gate will be done this week.

Multiple Committee Overlap: Mike discussed the need to compile a "To do List" for the maintenance personnel (Chuck and Son).

General Discussion:

Pete reported a leaning/loose light post; he has reported it to Santee Cooper.

Mike discussed updating the lightning on the fountain at the Amenity Center.

Mike proposed the next annual meeting be held November 12, 2016. The Board approved. An Action Item was established for Gary to locate a place to hold the meeting.

Action Item: Frank presented an update on all action items.

Confirmation of Next Meeting: The next Board meeting will be held April 12, 2016 at 10:00 AM at the Amenity Center.

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

Mike Baker, President

Reatha Robertson, Recording Secretary