

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

**REGULAR MEETING OF BOARD OF DIRECTORS**

**March 14, 2017**

**Opening of Meeting:** The regular meeting for the month of March 2017 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., Pete Sansone, Phil Ahlschlager, Gary Kumerfield and John Kime. David Haynes, representing Waccamaw Management, was also present.

**Approval of Minutes:** Motion was made and approved to accept the February 2017 minutes as written.

**Approval of Email Motion between Meetings:** Motion had been made and approved for the purchase of a new grill.

**Treasurer's Report:** The monthly Financial Report was not available prior to this meeting. David said the Financial Report would be available by the 20<sup>th</sup> of the month; he will check into why the date has changed. Mike stated the date for the Board meetings may need to be changed to coincide with the Financial Report.

**Delinquent Report:** David provided an updated delinquent report. Second notice letters have been forwarded.

**Committee Reports:**

**Public Works:** John Kime gave reports on the following:

- Roads/Storm Drainage: The drainage surveillance of the storm sewer pipes has been completed; he is expecting a full report by this coming Friday. Preliminary feedback shows breaches in the corrugated pipes requiring the installation of a liner. He is expecting a quote. He is also expecting quotes to reduce the height of the manholes on our streets. The seal coat contractor has been kept informed of actions being taken prior to seal coating.
- Bank Erosion: John is expecting a quote for the honeycomb system described in the February meeting. He will be meeting with the contractor this coming Friday.
- Outdoor Landscape Lighting: Light fixtures have been ordered with an eight week delivery timeframe. John will oversee for proper installation.
- Fountain Lighting: John met with Fred George and discussed updating the lighting on the fountains. It was decided it was more economical to update as the lighting fixtures deteriorate.

**Amenity Center:**

- Gary has an updated telephone listing for Security Vision that will be distributed and posted containing numbers for contact/emergencies; i.e., fire alarms, etc. Gary will contact Security Vision and schedule an inspection in accordance with terms of the contract.
- Gary will create a file folder for each category pertaining to the Amenity Center containing all applicable documents/information and will be filed in the cabinet in the Board room.
- Gary is working on installing a key box in the Amenity Center that will house all applicable keys. A combination key box has been installed on the outside for the keys to the pool and chemical room.

When Atlantic Heating installed the new HVAC last year, they did not remove the old system. David will contact Atlantic for removal.

- Gary will prepare a "to-do list" for Steve for maintenance around the Clubhouse.
- Gary discussed the leakage at the spa. The Board will look at this after the meeting. The same contractor who worked on this last year will most likely be used again.
- Exterior cleaning/power washing of the Amenity Center was discussed. Touch up of rusted nail holes on the porch railings is needed.

- The column base at pool steps supporting the roof is falling and must be shored up requiring excavation and concrete to be poured. John and Randy Pool will take action.

**Social:** Gary is planning a Volunteer Appreciation function. Also, it is planned to have the Red Cross present a seminar at a Thursday Social event. He is working on the details. Mike suggested the Social Committee explore the idea of a "Happy Hour" event benefitting a charity.

**Communication:** Mike advised that Lynn is working on the next Newsletter and articles are needed from each Board member by March 27<sup>th</sup>. He asked David to submit an article from Waccamaw to be included in the Newsletter. Also, Mike requested each Board member to submit a short/concise article on their Goals and Objectives.

Mike is still working on the Seaside Facebook page.

**ARB:** Phil reported on the following new ARBs approved this past month:

- Lot 121 - Tree removal
- Lot 114 - Painting of wall in backyard
- Lot 67 - Lattice around deck stairway
- Lot 1 - Tree pruning and removal

**Landscape:** Phil reported on the following landscape actions:

- Rose bushes trimmed and fertilized
- Crepe myrtles being trimmed today
- Sprinkler system to be audited
- Azaleas planted in Barbara's Garden
- Flowering cherry tree planted at main gate
- Mulch/pine straw to be applied second week in April
- Flowers to be planted last week in April

Phil noted the North Myrtle Beach Beautification Award we received.

John discussed the broken sidewalks, especially at the Construction Gate area. Phil will contact the City and/or seek a quote for repair.

An audit of property will be conducted by Mike/Phil in April.

**Internet/Time Warner at Gates:** Pete reported that Time Warner has completed the wiring portion on this project and it is now ready for the camera installation. Pete will notify the contractor. Mike advised of an incident at the gate this morning; Pete will look into it.

**Safety, Security & Technology:** Mike reported that he and Jerry Russo have met with City of North Myrtle Beach regarding gate code access. Pete will follow-up with Jerry for current status and an article will be included in the upcoming Newsletter.

**Action Items:** The Action Item list was reviewed and status was updated.

**Confirmation of Next Meeting:** The next Board meeting is scheduled for April 11<sup>th</sup> at 10:00 a.m.

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

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Mike Baker, President

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Reatha Robertson, Recording Secretary