

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

March 13, 2018

Opening of Meeting: The regular meeting for the month of March 2018 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Mike Baker. Board members present were: Linnie Russo, John Kime, and Steve Frost. Rob Frederick joined the meeting via telecom. Jane Harris, representing BenchmarkCAMS, was also present.

Approval of Minutes: Motion was made and approved to accept the February 2018 minutes as written.

Approval of Email Motion Between Meetings: The Board ratified a change order to PSC for an additional 2,000 sq. ft. of asphalt patchwork for \$10,000.

While on the subject of seal coating, John gave his report at this time. He explained, as a result of Linnie's inquiry, that payment for the above change order was for additional patchwork (bird baths) required to be done before seal coating; thus it was additional scope not addressed in the original seal coating contract. The contractor for the seal coating (PSC) was unable to start the project as planned and the revised date would interfere with the upcoming Easter holiday. Therefore, the project was postponed. John has written a "Letter of Intent" and has requested signature by PSC to demonstrate their commitment to any future dates. If PSC signs this agreement, the new dates for seal coating will be April 9 - 27. Mike and John will follow-up with the President of PSC to insure their commitment to the new schedule. John stated PSC has received the required material to complete the project.

Committee Reports:

ARB: Randy Pool, Committee Chairperson, joined the meeting to give his report. There are six open ARB actions and Randy gave an update on each. Also, there are two new ARB requests which were approved; i.e., Lot 49 - minor landscaping replacing dead plants and Lot 114 - addition of a storm door. Randy also gave an update on ARB Security Deposits; there are currently seven open ARBs that required security deposits.

New Business included a recommendation to develop standards for lakefront upkeep of property to promote natural beauty, resiliency and ecology. Action is pending.

John asked when the Board will conduct the annual home/landscape appearance inspections. It was requested that Jane ride the neighborhood and provide initial

inspection findings to the Board. Jane will also assist by researching files for previous related actions. Action: Jane

Public Works: John reported he had contacted the contractor who applied the GeoWeb around the Amenity Center to replace dead sod. He was pleased that the contractor responded very quickly replacing the Bermuda sod. He stated the sprinkler system should now be activated. Weed control is also an issue to be addressed. For a possible future project, John has requested a quote to apply GeoWeb around the former golf peninsula.

The walkway path light posts around the Amenity Center will be wrapped this week. Also, three lights (two at the Amenity Center and one at the main gate) will be replaced. John stated the Phase II of the storm drainage project on East Coast Lane should be completed prior to seal coating the streets. Funding is within the budget.

Regarding the pool and spa, work completed has stabilized the area; there are some small cosmetic separations that need repair. Power washing the deck and furniture is planned.

Mike stated the bubbler has been installed and is now arranging for electric to be connected.

Rob asked about the liability required by vendors doing work within Seaside Plantation. Jane stated it depends on the scope of work being performed but normal requirements are for coverage of \$1M. Mike asked Rob to establish a procedure. Action: Rob

Regarding the entrance signage requiring repainting, Rob and Jerry Russo have researched and found a solution, a gold metallic paint. Rob and Jerry will coordinate this action. Motion was made and approved to power wash both entrances prior to painting. The cost \$1600.00.

Randy advised of a new drain that has been installed at the corner of Seafarer and Sea Island Way. Also, a manhole cover is being realigned at corner of Sea Island Way and Ocean Pointe. This work is being done under warranty. Mike asked Randy to obtain a quote for rough section of pavement on Seafarer.

Safety, Security & Technology: Jerry advised the design of the security signs is being finalized. There are 12 security signs that will be installed at the gates and 8th Avenue. The temporary banners advising contractors of the change for entrance will be posted at both gates in another week or so. The deactivation of old cards for contractors will be May 1st. New cards for contractors will include a sticker for trailers. There was a discussion among the

Board on determining the cost of the new cards for the contractors. Mike will be preparing a newsletter to all homeowners explaining the reasoning behind this initiative. Motion was made and approved for \$900 for security signs and installation.

Modifications have been made to the 8th Avenue walk in gates by Jerry and Mike allowing them to function properly. Will need to address with new smaller single side swing gates in the future.

Jerry also discussed obtaining quotes to update the aging security system at the gates and pool entrances with the option for a larger touch screen monitor.

Landscape: Rob had provided his landscape report via email prior to the meeting.

The rip rap that had been stored on Sea Vista lot is being removed and utilized by a homeowner. Spring plantings have been discussed with landscaping contractor. Rob is coordinating with Phil Ahlschlager and Steve Gornick on adding fencing at the new walking gates as landscaping is not practical. Work completed this past month include coordinating with the NMB council on the removal of a dead tree at the main entrance (an application with NMB is being filed) , replacing three rose bushes at the service gate, fertilizing all roses, planting ligustrums on 8th Avenue, and repairing the statue fountain by the Clubhouse.

An irrigation repair at the Clubhouse was completed, and the original irrigation pump on 8th Avenue needs replacement at a cost of \$1616.00. Motion was made and approved.

Rob had met with his committee to formalize the 2018 work plan including revitalizing the beds at the Clubhouse. Remedy for the hedge obstruction at Ocean Pointe and Sea Island Way is being coordinated with the new homeowner.

Communication: Lynn timer reported the website has been updated to reflect BenchmarkCAMS as the new management. She is currently working on updating the directory and is obtaining ads thereby making this project self-funded. Lynn timer requested the ability to monitor funds for Communications in the accounting system. Steve will check on this.

The Community Email System was used this past month for several notices; i.e. Dine-Out, Lost/Found Cat, Directory updates, voting reminders, and seal coating updates. Also, additions/deletions to email addresses were updated. The Spring 2018 Newsletter is slated to be distributed April 15th.

Social: Lynnne reported the Committee will be meeting this next week to discuss upcoming events. The Mardi Gras Party was successful with a very good attendance. The Spring Social has been cancelled due to the seal coating plans. She discussed the upcoming Casino Night plans, which will involve a sizeable financial backing, and the probability of the timing conflicting with the potential revised seal coating. Action is pending.

Amenity Center: Quotes have been received to repair the plumbing at the spa; the cost is \$6200 + tax. Motion was made and approved.

Motion was made and approved to purchase a new refrigerator for the Clubhouse at a cost of \$1620.00 (with a 10% discount). Funding is within the reserves.

Treasurer's Report: Steve and Jane are coordinating with Waccamaw to transfer the financial reporting process. They do not have the February 2018 financial report at this time. There are eight uncollected assessments; Jane will send a reminder letter to those homeowners. Mike requested the letters be sent via certified mail.

Steve and John have met to update the reserve report. Mike requested a separate meeting with Steve and John to go over the report.

Confirmation of Next Meeting: The next Board meeting is scheduled for April 10th at 9:00 AM at the Clubhouse.

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

Mike Baker, President

Reatha Robertson, Recording Secretary