

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
MAY 17, 2016

MINUTES

Opening of Meeting: The regular meeting for the month of May 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 Ahlschlager. Lauri Seger and Sherry Coppolechia, representing Waccamaw Management, were present.

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

Insurance BB&T, Puckett Scheetz & Hogan – Pam Heller: Ms. Heller from BB&T, Puckett, Scheetz & Hogan presented the Board with the details of their current insurance. She also informed the Board that she will bid out the renewal. It will be presented to the Board with a quote in September for their review. Ms. Heller reviewed the coverage's of each policy held by the Association. Ms. Heller excused herself at 10:50 a.m.

Approval of Email Votes: Motion was made and the following actions/purchases were approved:

Landscape/tree trimming

Lighting upgrades

Treasurer's Report: Pete gave a financial recap covering the period from March to April; the financial position is sound. Pete discussed the transfer of funds from the reserves to cover such expenses as the drainage and spa heater as well as the lighting project.

Delinquent Accounts: Lauri presented a listing of all outstanding delinquent accounts stating current status. A notice will be sent via certified mail.

Committee Reports:

Amenity Center: Pete stated there was nothing new to report.

ARB: Phil reported on the following ARB requests which were all approved:

Lot 102: Removal of multiple trees as marked on the lot by the owner.
Work is still pending.

Lot 41: Addition of sunroom, construction in progress.

Lot 29: Construction of a new home on Ocean Pointe Drive, construction

in progress.

- Lot 116: Plans to construct new home on Compass Pointe Drive. ARB approval letter sent 4/8/16, waiting for construction to begin.
- Lot 97: Replacement of existing grass with new sod, work has not begun at this point.
- Lot 108: Addition of covered porch that will tie into existing roof line of the home and will cover existing paver patio area, work in progress.

New ARB – May 2016:

- Lot 16: ARB received for construction of a home on Lot 16, in process of reviewing the plans.
- Lot 45: ARB received and approved for painting of the front door/column.
- Lot 103: ARB received and approved for tree removal.
- Lot 64: ARB received and approved for addition of stairs on rear deck to patio below.
- Lot 31: ARB received and approved for replacement of new shutters, color will be black same as color before.
- Lot 3: ARB received and approved for reinforcement of existing deck structure.

Landscape: Phil reported that mulch and pine straw was placed, spring flowers were planted as well as roses were replaced at the construction gate and at the circle on Sea Vista Lane. The main gate is being refreshed as well, flowers were planted yesterday. Phil also reported that the hedge along 8th Avenue would be trimmed on Friday.

A flag pole was placed at the clubhouse and one at the construction gate, discussion was held with regards to placing one at the main gate. Phil will determine if there is a suitable location.

Safety, Security and Technology: Frank reported on the gate access policy and provided a list of categories for gate access. He discussed the temporary parking permits for seven days at the clubhouse per month, three days for trailers. Signs will be installed at the clubhouse informing residents that the vehicle/trailer will be towed if not properly displaying a temporary parking permit. Discussion ensued regarding the amount of time allowed to park on the street as well. Frank will set up a meeting date and time with Sherry to review the policies and gate access. Frank asked that Security Vision be contacted to schedule their inspection. Sherry will find out when the Carolina Time maintenance agreement expires.

A review of the area at the main entrance will be reviewed for the posting of a sign to commercial vehicles informing them that there is no exit for commercial vehicles allowed, this would be before Ocean Pointe Court.

Social: Gary reported that he would be reviewing the current operation of the Sunshine Committee. The Annual Meeting will be held on November 12, 2016, at Saint Stevens Parrish Hall. The social will be at 9:00 a.m. and the meeting will begin at 10:00 a.m.

Gary suggested that the bulletin board be installed outside on the wall of the clubhouse leading into the pool area, he felt that everyone would not have the opportunity to see what was displayed if placed inside the clubhouse.

Communications: Mike reported that he distributed an email to all owners at Seaside Plantation regarding the website for Seaside. Once you respond to the email you will receive updates from the website.

Public Works: Mike reported that a special session will meet in two weeks, sometime after June 3, 2016. Mike also reported that the storm catch basin on Compass Pointe was rebuilt and the sink hole on Ocean Pointe Court was repaired and will be paved after a substantial amount of rain is received to make sure the repair was made with no other issues arising.

The landscape lighting project has been completed replacing the previous lighting with lower voltage LED lighting.

Multiple Committee: A review of Chuck's list was conducted, the two 1 ½" posts with reflector tape at the construction gate were installed.

Confirmation of Next Meeting: The next Board meeting will be held on June 15th, at 10:00 a.m. at the amenity center.

Adjournment: With no further business, the meeting was adjourned at 1:45 p.m.

Mike Baker, President

Sherry Coppolechia, Recording Secretary