

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF THE BOARD OF DIRECTORS

May 8, 2018

Opening of Meeting: The regular meeting for the month of May 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: Lynn timer Russo, Steve Frost, and Rob Frederick. John Kime was absent. Also present was Jane Harris representing BenchmarkCAMS.

Approval of Minutes: Lynn timer requested a change to the written April 2018 minutes. After the change, motion was made and approved to accept the minutes as written.

Approval of Email Motions between Meetings: The Board ratified the approval for the following actions: Seal coating \$6,077.25, Clubhouse power washing \$900, and Fencing for gates \$1,100.

Financial Report: Treasurer Steve Frost and Jane Harris provided the financial reports and update as of month end April 2018. There are still a handful of adjustments to get the transition from Waccamaw to BenchmarkCAMS completed. Jane will ensure they are completed in May 2018.

Overall, our financial results compare favorably to budget, but we have some timing adjustments, particularly in landscaping that will reverse in May. We have four homeowners who have not paid their annual assessment as of month end April, but one paid early in May leaving three unpaid as of our board meeting. BenchmarkCAMS is pursuing. After discussion, motion was made and approved to accept the April 2018 Financial Report.

Committee Reports:

ARB: Randy Pool, Committee Chairperson, joined the meeting and presented the following ARB report:

Open ARB Status: There are three (Lots 27, 109, and 70) open actions.

New ARB Status: Six new requests were approved (Lots 126, 149, 106, 58, 149, and 66).

ARB Security Deposits: There are three outstanding deposits for Lots 27, 23, and 109.

New Business: Randy will be drafting a Lakefront Upkeep Requirement document which will outline standards to install and maintain seawalls. Rob requested maintenance guidelines for existing seawalls be included.

Jane and Randy are working on developing Exterior Lighting Design guidelines.

On the annual property management inspection project, Jane has completed her inspection. The ARB inspection results and Jane's results will now be combined.

Communications: Lynn timer gave the following report:

Website Updates: This month's update on the Website included the seal coating project, Seaside calendar, Committees, Board minutes, and the Winter newsletter. The reservation form on the website for the Amenity Center has been updated.

Seaside 2018 Directory: Updating the directory is in progress; it is anticipated to be completed by May 25th. A total of four ads were sold with three paid to date.

Email System (EMSP): Several emails were initiated this past month with a very good response from the community. Back-up for the EMSP will be Jennifer and Randy Pool. The Seaside Resident Master Spreadsheet was also updated to reflect homeowners for use in the EMSP.

Newsletter: The Spring 2018 newsletter was sent April 30th.

Flyers/Other Communications: Several flyers were distributed for the seal coating project, Veterans Charity Event, and May Dine-Out. Other flyers will be distributed for the Luau Event and the June and August Casual Social.

Social: Lynn timer reported the following events are planned: Friday, May 18th - Veterans Charity; Wednesday, June 27th - Casual Social; Wednesday, August 15th - Casual Social; and Friday, September 21st - Luau Party.

Public Works: Jane reported the new aerator/fountain installed on the lake by the Amenity Center will be 100% financed by Ocean Keyes. Mike has asked Fred George for a listing of all fountains including reserve funding schedules.

Landscape: Rob reported the Landscape Committee met on April 26th for a workday that added/relocated plantings and hedge/tree trimming. New sod will be installed in early June at the West Entrance gate. Also, sign repainting will be scheduled as the paint has been received.

Fence extensions for the newly installed gates at community entrances will take place in May at a cost of \$1,100.

Mulch and spring flowers are being planted.

The shrubbery on the corner of Ocean Pointe Court and Sea Island Way will be removed by the new homeowner.

Amenity Center: Steve reported on the following:

The pool and spa were opened May 1st. Mike requested Steve review the pool hours and make a recommendation. Steve stated the repairs to the spa have been completed; the contractor will return in 30 days for a follow-up check.

Holts Vinyl Siding will replace the aluminum flashing on the front of the pool house; this was approved by the Board. Holts suggested the aluminum flashing on the clubhouse be sanded and painted; Steve is currently looking for a contractor.

Clubhouse windows are scheduled for washing.

Peter Sansone is working on shelving to go above the new refrigerator.

The new grill had a leak in the hose from the tank behind the regulator; corrective action was taken.

Safety, Security, & Technology: Mike requested guidelines be established for stickers to be applied on all trailers entering Seaside to facilitate identification.

Confirmation of the Next Meeting: The next Board meeting has been scheduled for June 19th at 1:00 PM.

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

Mike Baker, President

Reatha Robertson, Recording Secretary