

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.
REGULAR MEETING OF BOARD OF DIRECTORS
October 15, 2013**

Opening of Meeting:

The regular meeting for the month of October 2013 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Drew Gillespie. In addition to Drew, Board members present were Fred George, Nancy Fleischer, Larry Shoffner, and Barbara Hicks. Steve Swacker was in attendance representing Chicora Association Management.

Meeting with Residents:

Mike Hicks has been coordinating plans for installation of the new dishwasher in the clubhouse. The board has approved proceeding with the installation using a licensed electrician to install the power. Three quotes for electrical work were received and the board approved the least expensive quote.

Approval of Minutes:

Motion was made to accept the minutes for September 2013 as written. Motion carried.

Wal-Mart Noise:

Nothing new was reported. There have been no complaints about noise.

Crime and Vandalism:

There have been no reports this past month. There have been golf carts stolen from the beach access at 8th Avenue. Drew suggested that we mention this in a letter to our residents. It was reported that a non-resident is walking dogs in the neighborhood and not picking up afterwards. Drew will mention this in the letter with a recommendation that the police be called when North Myrtle Beach ordinances are violated.

Gates:

The magnetic exit arm mechanism was adjusted to allow vehicles with small magnetic metal footprints (aluminum golf carts) to open the exit gates.

Committee Reports:

Clubhouse: The board agreed to authorize the cleaning service to purchase a floor scrubber so that the floors could be cleaned properly. Fred submitted recent expense for some restroom (rugs) improvements.

Spa: The spa work has been completed, the leak was repaired and the spa is working fine. There are a few jets missing and the plaster in the holes for the jets is wearing. Steve was asked to get a quote for repairing this.

Pool: Nothing new was discussed.

ARB: Larry advised the Board about ARB requests that were processed this past month. These requests included approving a fence, back porch expansions and a 90 day fee waiver for lot 61 to allow time to select a builder and to commence construction.

Landscape: No correspondence has been received from Mainscapes after our meeting. The timeline for addressing our issues has not been received. Several issues remain. Nancy will continue to push Mainscapes to improve performance. We will start the process of finding a new landscape company for 2014. Steve will seek bids from Starwood, US Lawn; and maybe two other companies.

Ponds: Our pond maintenance contractor is coming back to fix the lights in the fountain on Sea Island Way again. The ponds are low on water right now. The board authorized the purchase of 50 carp for the small lake to help control vegetation for \$500.

The shared lake agreement is being reviewed by Ocean Keys.

Financial Report:

Larry advised that our finances are overall in good shape. Expenses are under the budget projection by approximately \$19,000. Income is \$38,000 greater than projected because of fines and late fees. A portion of these amounts are billed but not paid. Operating profit is higher than budget.

Steve reported on the status of the delinquent accounts. He distributed a listing of all delinquencies with the current status. One lot owners has refused to sign the agreement and is not paying the fines. The board decided to turn this case over to the attorney. We will instruct our attorney to send a letter to the owners with one last attempt to either collect the fees or get the agreement signed and then begin the foreclosure process. One lot owner has agreed to sign the agreement as long as a buyer of his lot will be granted a 90 day waiver to allow time to select a builder and to commence construction.

All other owners are paying the fines or have signed the agreement with us to pay the fines upon sale.

Steve will ask our attorney about the time period of the three years of statute limitations regarding our fines.

2014 Budget

The board reviewed the treasurer's budget projection for next year. The board completed the recommendation for budget. The treasurer will make a few adjustments to the reserves for fountains before the annual meeting.

Sink Hole on Tradewind Court:

Nothing new has developed on this situation.

Dead Vegetation:

An owner killed all vegetation on their lot. Chicora has sent a letter to this owner complaining about this action and informing the owners that a portion of the adjacent homeowner's grass has also been killed in the process. No response has been received. Another letter will be sent explaining that the association will remedy the adjacent homeowner's lawn and will bill the work back to the lot owner that caused the damage.

General Business:

- **The Christmas Party is scheduled in the clubhouse for December 14, 2013. We do not have hosts for this party as yet.**
- **A homeowner has put a dog house on their lot. The board determined that this is a change to landscaping that must be reviewed by the ARB. A letter will be sent to this homeowner. The board will be assessing fines as necessary to institute repairs.**
- **A complaint was received about a flag on one homeowner's property. The board determined that the flag in question is an official flag of a branch of US Armed Services and should be allowed. The board discussed possible clarifications to the rules and regulations regarding flags.**
- **A complaint was received about the use of a garage in violation of bylaws. Drew will discuss this with the owners.**
- **The board said thank you and goodbye to Barbara Hicks as this was her last meeting as a board member. Her term is over at the annual meeting in November.**

Adjournment:

The annual meeting is November 16, 2013.

The next Board meeting will be December 3, 2013.

With no further business, the meeting was adjourned.

Drew Gillespie, President

Nancy Fleischer, Secretary