

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

October 20, 2015

Opening of Meeting: The regular meeting for the month of October 2015 of the Board of Directors of Seaside Plantation Property Owners Association, Inc. was called to order by President Larry Shoffner. All Board members were present; i.e., Mike Baker, Mike Hicks, Frank Fleischer, and Fred George. Lauri Seger was also present as the Waccamaw Management representative.

Approval of Minutes: As the first order of business, a motion was made and approved to accept the September 2015 minutes as written.

Crime and Vandalism: There were no reports.

Action Item List: Frank gave an accounting of all open action items. Also, during the discussion the following action items were added:

The lakes will be depth mapped; however, based on the high level from the recent rains this action has been delayed for about a week. Also, Ocean Keyes is to be informed of this action.

The front gate area needs refurbishing. Action is pending.

The small fountain by the Clubhouse needs cleaning. Action: Maintenance (Chuck).

The restrooms around the pool need painting. Action: Maintenance (Chuck).

A proposal to look into possibly obtaining a retainer fee for an attorney.

Committee Reports:

Clubhouse: Mike Hicks advised pressure washing of the Clubhouse will be done. Lauri stated the Pest Control contractor had requested, in addition to spraying, the outside porch area be cleaned periodically to reduce insect infestation. Also, a light on the golf cart parking area is broken and needs repair. Action: Maintenance (Chuck).

ARB: Mike Baker advised of minor ARB requests processed this past month. One home is in the process of being completed and another home construction is pending.

Landscape: Frank advised an irrigation pump was underwater from the recent rain and damage was unknown; however, during the meeting he was advised the pump had been repaired. He also stated the pruning action will occur later this year.

Lauri presented billing received from Phoenix for work completed; after discussion, the payment was approved.

Pool: As stated under Action Items, the restrooms will be painted. Also, the lighting around the pool was discussed; i.e., obtain a quote to replace the lighting heads.

Ponds: Fred advised the lakes are in really good condition from the recent rains; very clear. He purchased and put in the lakes 40 grass eating Asian Carps this past week.

Financial Report: The September 2015 report was approved as presented by Lauri and Mike Hicks.

Delinquent Accounts: Lauri presented a listing of all delinquent accounts and their current status.

Review 2016 Budget: The proposed 2016 Budget was extensively reviewed and corrections were made. Lauri will make approved changes and distribute the updated Budget to all Board members via email for final approval.

Confirm Security Vision Purchase: This action was previously approved via email by the Board.

Sidewalk Repair: Larry advised the sidewalk repair action has been completed. Some of the repair action is the responsibility of a homeowner; Larry is confirming that billing.

Seaside Lighting Update: Mike Baker advised he had a walk-thru with the contractor to review the upcoming light repair action. There was a question regarding power connection in the fountain area of the construction gate. The funding for this action will be covered in the 2016 Reserve Funding.

Carolina Time Service Agreement: The agreement was approved as written.

Review Annual Meeting Agenda: Larry discussed with the Board the proposed Agenda; he will forward to the Board the final Agenda.

Confirm Date for December Meeting: The Board elected to hold an orientation meeting the week of November 9th with the newly elected Board members from the Annual Meeting on November 7th. The date for the December meeting will be determined at that meeting.

General Business: Larry will take action to have the sink hole repaired on Sea Island Way.

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

Larry Shoffner, President

Reatha Robertson, Recording Secretary