

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

October 18, 2016

Opening of Meeting: The regular meeting for the month of October 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 Ahlschiager. David Haynes, representing Waccamaw Management, was also present.

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

Approval of Email Motions between Meetings: The Board approved the general property insurance policy.

Treasurer's Report: Pete stated a review of the August financials shows the status remains good. The Board approved the August financial report.

Delinquent Accounts: Pete stated there has been no change in the delinquent account.

Insurance Safety Audit: The Board reviewed the safety checklist and discussed actions taken to date. It was decided to review the checklist with Steve (maintenance) for further updates/actions.

Committee Reports:

Amenity Center: Gary discussed with the Board the problem recently encountered with the clubhouse stove. It was decided to check into replacement of the stove with possible gas burners. Action is pending. Also, Gary advised the Board that the grill is in disrepair; he will watch for a good buy as the grill is not needed until next spring.

ARB: Phil advised there were no ARB requests processed this past month.

Landscape: Phil advised of ongoing landscape projects; i.e., fall flowers will be planted by the end of the month, trimming of the hedges along 8th Avenue and putting down pine straw is scheduled, and removal of three trees at the Amenity Center is in the works (the permit from the City may need extending but should be easily done).

There was discussion about debris clean-up from the recent hurricane. Mike is talking with City personnel for clarification of what they will pick up and what is our responsibility. He has asked for a quote from Phoenix.

Phil advised of a crack in the pump house which should be repaired today.

Safety, Security and Technology: Frank advised of reported fire anomalies from the Amenity Center; Security Vision is scheduled to inspect next Wednesday.

Frank also discussed the condition of the current video system which is rapidly deteriorating and cameras at both gates need to be replaced. There was a discussion on the support being provided by the current contractor. It was determined more information is needed; action is pending.

Social: Gary advised everything is ready for the annual meeting at St. Stevens on November 12th. He has a committee that will serve coffee and refreshments.

He also stated the social events will now be scheduled quarterly, in lieu of monthly, with topics of interest.

Public Works: Mike advised of another sinkhole; he has contacted AO Hardy for repair action. Mike requested David to prepare the RFP for rip-rap work on the banks around the Amenity Center. He asked the RFP to include recommendations for the use of an alternative rock which should reduce the cost, and options for completing the work partially versus overall. Mike would like to have three quotes.

David advised Mike that the contractor they visited last week at Tidewater will be applying this asphalt process in the area the last week in October and has invited Mike to observe the process.

Action Items: Frank reviewed the current open Action Items with the Board. The new email system is working well; however, the Board agreed they will not use the attachment process for the time being.

Confirmation of Next Meeting: The next Board meeting is scheduled for November 15th at 10:00 a.m. at the Amenity Center.

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

Mike Baker, President

Reatha Robertson, Recording Secretary

ADDENDUM TO MINUTES

The following minutes were taken at a Board meeting on November 1, 2016 as an addendum to the October 2016 meeting:

- Mike advised Board of the purchase of a new oven for the clubhouse at a maximum of \$1,000. Motion made and unanimously approved.
- Phil is discussing with Phoenix the installation of new sod at the Construction gate. Phil is asking for a 50/50 split of the cost. This would result in approximately \$1,500 cost to the POA. He also discussed contract renewal for 2017. If agree to go forward, a decision will need to be made to do the work now or wait until spring 2017. Action pending.
- David updated the Board on Frontier's progress in repairing the phone line at the Construction gate. Work will likely not be completed until the week of November 7th.
- Frank will prepare an email blast that will go out early in January regarding the new gate codes for the membership.
- Mike advised the Board that at the annual meeting Sherry Coppolechia would be in a separate room to receive proxies that are brought to the meeting. This is to give her privacy in order to tally the ballots.

Mike Baker, President

David Haynes, Waccamaw Management