

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

September 29, 2015

Opening of Meeting: The regular meeting for the month of September 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, Fred George, Frank Fleischer, and Mike Hicks. Lauri Seger was also present as the Waccamaw Management representative.

Approval of Minutes: Motion was made and approved to accept the August 2015 minutes as written.

Crime and Vandalism: There were no reports.

Wal-Mart Noise: There was no update.

Action Item List: Frank stated there are three open action items. One action item is the need for pressure washing of the wall at the main gate area; Lauri stated the contractor for the pressure washing will be on site tomorrow. After discussion, the Board approved the pressure washing of the Clubhouse at the same time. Another action item is the reappraisal of Lot #141 which is needed for the updating of the Reserve Analysis; Lauri advised of a bid of \$275.00 to reappraise the lot within the next five days. This action was approved by the Board. Other action items will be discussed later in the meeting.

Committee Reports:

Clubhouse: Mike Hicks advised of the purchase of a new entrance rug.

ARB: Mike Baker reported on the status of a new home under construction on Compass Pointe and another home pending construction on Ocean Pointe. Also, on Lot #41 approval was given for remodeling and an addition to begin shortly.

Landscape: Frank reported on the approval of replacement shrubbery at the Clubhouse for \$120.00. Also, the maple trees in front of the Clubhouse will be trimmed by the end of this month. One tree beside the newly installed light pole will be removed as it is obstructing the light in the parking lot. Frank also advised that he is conducting a walk-around the entire neighborhood with the Phoenix supervisor on a monthly basis. After further discussion, the Board advised Lauri to obtain another quote for landscape service; also to be included in the quote is a request for four flower plantings a year in lieu of two plantings.

Pool: Fred stated two tables and two umbrellas were recently purchased. Also, three lights around the pool are broken; Action: Lauri.

Ponds: A motion was made by Fred and approved by the Board to purchase 50 grass eating Asian Carps on October 16th. Also, a motion was made by Fred and approved by the Board to have both lakes depth mapped at a cost of \$1500.00. The expense for both these actions will be shared by Ocean Keys as they apply to the larger lake. Also, one fountain on the larger lake will be repaired this week.

Financial Report: Mike Hicks reported on an incident regarding the roll-over of a Certificate of Deposit for another year; after discussion, the roll-over was approved by the Board. Lauri distributed the August 2015 Financial Report for review/discussion. The August 2015 report was approved as written.

Delinquent Accounts: Lauri distributed a listing of all delinquent accounts with the current updates.

Confirmation of the Sidewalk Repair: Approval of the sidewalk repair had previously been approved by the Board via email; this documents that the sidewalk action has been completed.

Reserve Analysis: Lauri has received the updated Reserve Analysis and will send to all Board members. Each Board member is asked to review the report and discuss at the next meeting. After final approval, the Board elected to post the Reserve Analysis on the Seaside Plantation Website.

Seaside Lighting: A motion was made and approved by the Board to proceed with the replacement of ground lighting as outlined in the plan developed by Mike Baker. The Reserve Analysis funding for this action is established for 2016, and it is felt the expenditures for this project will commence in 2016.

Confirmation of Draft Audit Approval: This action was previously approved via email by the Board; this documents the approval for recording purposes.

Carolina Time Service Agreement: Motion was made to accept the Carolina Time Service Agreement with the provision that the after-hours overtime costs be deleted. Action: Lauri to advise Carolina Time.

General Business: In preparation for the annual Homeowners meeting in November, Lauri will have the Budget Proposal ready one week prior to October's meeting. Also, the Board briefly reviewed the proposed agenda for the annual Homeowners meeting.

Adjournment: The next Board meeting will be held October 20th at 10:00 AM in the Clubhouse. With no further business, the meeting was adjourned.

Larry Shoffner, President

Reatha Robertson, Recording Secretary