

SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

REGULAR MEETING OF BOARD OF DIRECTORS

September 20, 2016

**Opening of Meeting:** The regular meeting for the month of September 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. Waccamaw Management representative, David Haynes, was also present.

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

**Approval of Email Motions Between Meetings:** The Board affirmed an email approval relating to the purchase of a new fountain pump.

**Treasurer's Report:** Pete stated a review of the July financials shows the status remains good. A motion was made and approved to accept the July financial report. There will be a more extensive review of the financial report as the Board prepares for the annual homeowners meeting scheduled for November.

**Delinquent Accounts:** David distributed a report showing the updated status of all delinquent accounts.

**Insurance Safety Audit:** Frank presented to the Board a comprehensive outline of safety requirements as a result of a safety audit in conjunction with our insurance company. He stated there were no major issues, but there are a list of issues to be resolved that will result in an improved safety code which should produce a lower insurance rate. The inspector will return in six months to review safety improvements. Pete will set up a meeting with our maintenance person (Chuck) and Mike Baker to discuss completing these improvements.

**Annual Meeting Discussion:** Mike reviewed the agenda from last year's annual meeting and discussed with the Board members the proposed agenda for this year's meeting. He asked each Board member to prepare a basic outline of their proposed individual presentations and to present a draft by October 7th. Mike will prepare the agenda and a discussion will follow next Board meeting.

**Committee Reports:**

**Amenity Center:** An air conditioner was repaired during this past month. Also, Pete will schedule rug cleaning.

**ARB:** Phil presented a listing of current and new ARBs processed this month. New requests are:

**Lot 68:** Construction of a new home. The Board discussed the problems presented by the homeowners concerning professional delays. Therefore, a motion was made and approved to grant an 60 day extension.

**Lot 160:** Extension of rear deck and replacement of water damaged windows/doors.

**Lot 120:** Approval for tree removal.

**Lot 64:** Installation of satellite dish.

**Lot 66:** New front door/entry.

**Lot 51:** Shingle/roof replacement.

**Lot 109:** Paver patio extension and gas fire pit plus sunsetter.

**Landscape:** Phil stated regular maintenance has been done. This included removal of old plantings at the main gate entrance; these will be replaced with pansies in October. Some mums were planted at the Clubhouse entrance in preparation for the upcoming Barbara's Garden event. Also, some tree removal is scheduled. Phil also discussed the rebidding process which will occur early next year; the current landscape maintenance contract expires March 31st. The grass at the construction gate needs attention; Phil will discuss with Phoenix. Also, Phil met with the Landscape Committee and reviewed with the Board their recommendations. There are some benches on the old putting green island that are in disrepair; Phil will check on this.

**Safety, Security & Technology:** Frank discussed the planned process for converting to pass cards versus pass codes for gate entrance to Seaside Plantation. Frank plans to discuss this at the annual meeting with homeowners. When finalized, the written rules will be distributed each time a new pass card is granted. Frank stated the gate was recently repaired under contract. A motion was made and approved to extend the contract with Carolina Time. Frank also discussed the subject of updating/replacing the security camera system, analog versus digital. The systems quarterly inspection is due; Frank will follow-up. Frank will get more information and discuss with the Board.

**Social:** Gary will send a reminder on the Barbara's Garden event. He stated the annual meeting at St. Stevens is on schedule. Also, he will prepare a survey for the Christmas party event.

**Catch Basin:** There is a problem with the storm water catch basin on Tradewind Court/East Coast Lane; Mike is working on this with our vendor, AO Hardy, as a warranty issue. He will also be reviewing a new street paving process that is being used at Tidewater for its potential application here in Seaside.

**Confirmation of Next Meeting:** The next Board meeting is scheduled for October 18th at 10:00 AM in the Clubhouse.

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

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**Mike Baker, President**

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**Reatha Robertson, Recording Secretary**