

**SEASIDE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

**REGULAR MEETING OF THE BOARD OF DIRECTORS**

**September 24, 2018**

**Opening of Meeting:** The regular meeting for the month of September 2018 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., Lynnne Russo, Rob Frederick, John Kime and Steve Frost. Jane Harris, representing Benchmark CAMS, was also present.

**Approval of Minutes:** Motion was made and approved to accept the July 2018 minutes as written.

**Approval of Email Motions Between Meetings:** The Board ratified the additional approval of another \$500 for work/pruning on three other trees in the neighborhood; this work is to be done at the same time as the removal of the dead hickory at the East Gate, for which the Board previously approved funds of \$2500 to complete.

**Financial Report:** Steve presented the financial report. There was a discussion concerning General Maintenance expenditures being over projected costs. Steve and Jane will be preparing next year's budget for the upcoming annual Homeowners meeting. Steve presented a draft budget to the Board and requested they review for their respective areas. The Operating Budget will be increased by 3%.

Rob requested the cost associated with the irrigation work be re-appropriated to the Peninsula Erosion Project Phase 2 in the amount of \$2,260. Board approved.

The Board discussed the management agency signature on the Audit Report for the Homeowners Meeting in November. Jane will follow-up with Waccamaw (previous management).

**Delinquent Accounts:** Jane advised one delinquent account has been paid. The remaining three delinquent accounts remain under default judgment process. There was a discussion regarding the billing cycle being changed from quarterly to monthly.

**Committee Reports:**

**Communications:** Lynnne distributed the Communication Committee Report which included the following updates:

**Website** - The Calendar was updated, June Board Minutes were added, and the Summer 2018 Newsletter was published.

**Community Email System** - Several emails were sent involving Casual Social and Luau Party events, Hurricane Florence updates, Summer Newsletter, paving on Seafarer Way, and NMB City Services update.

**Seaside Resident Listings Master Spreadsheet** - Various updates to the master spreadsheet. Lynnne also discussed the policy regarding homeowners contact information and privacy controls.

**Newsletter** - Projected delivery for the Fall 2018 Newsletter is October 15th. All articles for the newsletter should be submitted by October 8th.

**Flyers - Other Communications** - Flyers sent out for August Casual Social and Dine Out. Also Lynnne created a spreadsheet for tracking private events at the Amenity Center.

**ARB:** Randy Pool joined the meeting to give the ARB update. There are three Open ARB actions; Lots 27, 109, and 70. Two new ARB requests were approved; Lot 97 - Removal of dead bushes and replacements, and Lot 108 - Move the HVAC condensing unit and a new masonry enclosure. There are three ARB Security Deposits active - Lots 27, 109, and 70.

Under New Business, Randy presented the proposed Seaside Plantation ARB Exterior Lighting Guidelines. The final approved proposal will be included in the Fall Newsletter and added to the website. These guidelines will be for new construction and replacement lighting.

Also, the proposed Seaside Plantation Property Audit Guidelines and Definitions were presented by Rob. Future homeowner audits and subsequent follow-up will be performed by CAMS. The current year's audits have been completed and violation letters were sent. CAMS to follow-up on each violation for resolution. Rob gave an update on each status. There was a discussion regarding curb and sidewalk repairs as well as the viability of community-wide power washing of sidewalks. The approved Property Audit Guidelines will also be published in the Fall Newsletter as well as added to the website.

The Board thanked Randy for his valued assistance on storm coverage during Hurricane Florence.

**Landscape:** Rob gave the following report: Amenity Center - Tree removal and trimming; storm work cleanup being done; Phoenix drafting a landscaping plan. Entrance Enhancements - Tree removal and trimming planned, and sign repainting planned for Fall; Pedestrian Gates - Obtaining quote for 8th Ave gates; Irrigation - System on and will be

checked by Phoenix this week; Flowers - Fall flowers will be planted in early October; Landscaping Maintenance - Phoenix has replaced property manager (Rob stated the new manager has landscape experience); Property Audit - As stated in the ARB report, audit was completed and violation letters were sent; however, due to Hurricane Florence the deadline dates for repair action has been extended to October 15th.

Social: Lynnne gave the following report: Casual Social was held August 15th; Luau Party has been rescheduled to September 29th; Casino Night is planned for October 26th; Ladies Christmas Luncheon scheduled December 6th; and the Seaside Plantation Annual Christmas Party is planned for December 14th. Lynnne requested Mike to check on music for the Christmas Party.

Amenity Center: Steve reported the Amenity Center is currently being pressure washed. There was a discussion regarding the purchase of a storage shed for pool equipment, etc. It was suggested that Lynnne add verbiage to the parking policy on the website stating that any parking at the Amenity Center is done at your own risk.

Public Works: John stated the audit for seal coating has been delayed due to the hurricane. He will follow-up. He will obtain quotes for re-stripping the parking lot. There are some minor repairs needed on the peninsula and John will follow-up.

Safety, Security, and Technology: Mike will set up a meeting for a presentation by Carolina Time for the new system.

Confirmation of the Next Meeting: Mike stated the Annual Homeowners Meeting will be held November 17th. Lynnne to send out a community-wide email with this date as well as update the calendar on the website. Jane stated the letter for Call for Candidates will go out soon. Mike/Lynnne to update the duties/descriptions of Board members for Jane to include in the Call for Candidates mailing. The next Board meeting will be held October 24th at 10:00AM.

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

---

Mike Baker, President

---

Reatha Robertson, Recording Secretary