

Special Board of Directors Conference Call Meeting
April 15, 2020

MINUTES

Pursuant to call, a Special Meeting of the Myrtle Beach Resort Homeowners Association, Inc. was scheduled in accordance with *Article IV, Section 5* of the Myrtle Beach Resort HOA Master Deed dated April 25, 1991. The Board of Directors Meeting was conducted by teleconference on Wednesday, April 15, 2020, commencing at 10:00 AM.

Call to Order: President Ken Moss at 3:30 pm

In attendance by conference call: Nancy Moore, Robert Rosencrans, Jeff Richardson, Lori Niedzwecki, and Kenneth Moss.

Others in attendance were: Robert E. Lee (attorney of HOA) and Barbara Johnson (Empress Management).

1. Annual Member's Meeting

Due to the Pandemic the Board discussed rescheduling the Annual Member's Meeting. Upon a motion by Nancy Moore, seconded by Lori Niedzwecki and unanimously carried it was:

MOVED: To re-schedule the 2020 Annual Member's Meeting to Sunday, September 27, 2020 at 9:00 AM at the Robert Reed Recreation Center at Market Commons.

2. Mulch Proposal

Discussion ensued regarding the application of mulch in the Spring. Upon a motion by Lori Niedzwecki, seconded by Nancy Moore, and unanimously carried it was:

MOVED: To spend \$5,000 for mulch and labor to install for the property.

3. Gate Equipment

The Board discussed the proposal from Carolina Time for the Liftmaster software which the Association will own, and Upon a motion by Jeff Richardson, seconded by Lori Niedzwecki and unanimously carried it was:

MOVED: To purchase the Liftmaster software from Carolina Time. And have it installed as soon as possible.

The Board requested that Carolina Time continue to look for a parking pass kiosk. The Board wants to consider installing "stop lights" at the exit gate arm at night.

4. Entry Gate Lights

The Board discussed the proposal from Carone Electric for the replacement lights on top of the entry gate. Upon a motion by Nancy Moore, seconded by Lori Niedzwecki and unanimously carried it was;

MOVED: To have Carone Electric to repair the columns and install the new lights per their proposal of \$5,490.00 after checking on at least one more proposal to see if the job could be installed cheaper.

5. Insurance Renewal Ratification

Ms. Johnson stated that the Board reviewed the renewal policy from CWS Insurance, and upon a motion by Lori Niedzweicki, seconded by Jeff Richardson and unanimously carried, it was:

MOVED: To bind coverage for the upcoming policy period with the incumbent agency, CWS Insurance and the Board President will sign the policy documents.

6. Four of a Kind Maintenance Contract

The Board requested a new 2-year contract from Four of a Kind Maintenance to include spreading of mulch and storm preparation and cleanup.

No decision was reached reading a pool monitor.

7. Contract Data Internet Contract

Ms. Johnson presented the new internet contract from Contract Data that is due to renew May 2020. At this time the cost is \$7.50 per unit and it is increasing to \$8.00 per unit. The Board tabled approved and requested that Spectrum be contacted to see what they would offer to include the internet with the cable in a combined contract. The Board further requested that a conference call be scheduled with Contract Data for next week.

8. Beach Access Gates

Barbara Johnson reported that the beach access gate at the Quarterdeck is chained in the open position. Robert Rosencrans said he was going to check with Allegiant to see why the gate is not being locked at night.

9. Board Walk Repair

Barbara Johnson reported that the section of boardwalk between the Quarterdeck and Renaissance Tower is in immediate need of repair. Robert Rosencrans stated that Renaissance Tower should be responsible for the repair of their boardwalk, not the MBR HOA. He stated that the Supreme Court has heard cases and Board decisions are not valid if they don't comply with the Association Master Deed. Ms. Johnson stated that temporary repairs have been accomplished by the maintenance staff for under \$300.00 and the Board requested proposals for repair/replacement. They also requested cost to remove old decking material.

Discussion ensued and upon a motion by Nancy Moore, seconded by Lori Niedzweicki and carried (Kenneth Moss – yes, Nancy Moore-yes, Lori Niedzweicki – yes, Robert Rosencrans – no, Jeff Richardson – yes) it was;

MOVED: That the Board would spend up to \$3,200 for a topographical survey.

10. Reserve Study

The Board discussed obtaining an updated reserve study. Lori Niedzweicki and Nancy Moore both said that the current reserve study contains items that should not be included in the MBR HOA reserves. They both stated they would like to review the current study and have it corrected. They will meet with Barbara Johnson next week.

11. Other

Extended Roof Warranty Ratification

Ms. Johnson stated that she provided the Board with a proposal for the GAF Golden Pledge extended roof warranty in advance of the roof replacement. Upon a motion by Lori Niedzwiecki, seconded by Nancy Moore and unanimously carried it was:

MOVED: To ratify the Board decision to purchase the GAF Golden Pledge Roof Warranty from MD Roofing.

Maintenance Area

Jeff Richardson stated that he said the MBR could store large equipment on the Renaissance Tower parking lot temporarily, and he requested that the master association look to purchase a container to be placed on the MBR property behind the MBRV Rental Office.

Management Contract

The Board discussed the need for the on-site management office to be open on Saturday and Sunday from noon until 4:00PM. They further requested pricing for a "dedicated property manager" for the property. They requested that Kenneth Moss contact Sarah Morrow, owner of Empress Management to discuss a proposal for Board consideration.

Pond Dredging

Nancy Moore stated that at least two of the ponds are full of sediment and need to be dredged. Kenneth Moss stated that he will get in touch with Jason White to contact the HOA Manager.

4. Adjournment

With there being no further business to discuss, upon a motion duly made, seconded and unanimously carried, it was;

MOVED: To adjourn the meeting at 2:05 PM.

Meeting Commenced: 10:00 AM

Meeting Adjourned: 2:05 PM

Prepared by Empress Management
and Submitted For:

Jeff Richardson, MBR HOA Secretary

Approved By:

Kenneth Moss, MBR HOA President