

Special Board of Directors Meeting

June 13, 2019

**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. All of the Myrtle Beach Resort Board Members agreed to sign a "Waiver of Meeting Notice" and the Board of Directors Meeting was conducted on Thursday, June 13, 2019, commencing at 3:00 PM.

**Call to Order: President Ken Moss at 3:00 pm**

**In attendance:** Kenneth Moss, Robert Rosencrans, Jim Perkins, and Lori Niedzwiecki in person, Jeff Richardson and Association Attorney Robert E Lee participated by conference call.

Others in attendance were: Barbara Johnson from Empress Management. Ocean Front Spa Homeowners Billy and Nancy Moore were also in attendance.

1. Spectrum

Robert E. Lee stated he received a letter from Spectrum's attorney stating that Spectrum is not in breach of their contract. The Spectrum Representatives were asked if they had a different proposal for the Board other than the two already presented. Jon Reid stated that the only two available options were presented to the Board at the last meeting, which are to leave the service as it is with "QUAM" tuning and 60 channels or to install boxes (the number to be determined) in the individual units with the bronze package that includes 175 channels. Lori Niedzwiecki asked if the phone service could be canceled by the individual regimes. Mr. Reid stated that the phone service is all or nothing. Spectrum reiterated that the 411 cannot be blocked from the phones and Spectrum would have to establish an account for each owner with their individual billing addresses. The Board thanked the Spectrum representatives for their time and they left the meeting at 4:20 PM. Discussion ensued and Upon a motion by Kenneth Moss, seconded by Jim Perkins and unanimously carried (Roll call vote: Jeff Richardson – Yes, Jim Perkins – Yes, Lori Niedzwiecki – Yes, Robert Rosencrans – Yes, Kenneth Moss - Yes) it was:

***MOVED: To have Robert E Lee send a letter to Spectrum stating the Board is not pleased that Spectrum did not offer alternative solutions other than the two previously presented, and the Board still considers Spectrum to be in "breach of contract" with Myrtle Beach Resort, and further to advise them that the association is reserving their rights.***

The Board selected Jeff Richardson to be the liaison for negotiating with Spectrum.

2. Minute Approval

Upon a motion by Jeff Richardson, seconded by Jim Perkins as carried (Roll call vote: Jim Perkins – Yes, Jeff Richardson – Yes, Lori Niedzwiecki – Yes, Robert Rosencrans – No, Kenneth Moss - No) it was:

***MOVED: To approve the draft of the Annual Board Meeting - April 7, 2019 to be posted on the website until formally adopted at the next Annual Board Meeting, and to approve the Special Meeting Minutes – April 10, 2019 as written.***

### 3. Securitas

Ms. Johnson reported that Securitas has invoiced the Association for premium hours as follows:

Period 3-2-2019 to 4-4-2019 88 hours

Period 4-5-2019 to 4-18-2019 53.75 hours

Period 4-19-2019 to 5-2-2019 69.5 hours and 16 hours for the supervisor

Upon a motion by Lori Niedzwiecki, seconded by Jim Perkins and unanimously carried (Roll call vote: Jim Perkins – Yes, Lori Niedzwiecki – Yes, Robert Rosencrans – Yes, Jeff Richardson – Yes, Kenneth Moss - Yes) it was:

***MOVED: That Empress should contact Securitas and advise them that the Association is not paying premium hours unless overtime has been approved in advance by the Board. Bike week is the exception. This includes anything outside the budgeted parameter.***

The Board requested that the invoices for the premium hours be sent to Securitas so they can provide an explanation. Lori Niedzwiecki reported that the app on owner's cell phones is not communicating with the main guest registration system. She further reported that the rental agencies are not entering the guests correctly under the specific unit and the guards have to scan through the entire list of units to find the guest for check-in, which takes a lot of time. She also reported that the guards are making up their own rules. Lori reported the guards are not closing or locking the Five Seasons pool. The Board determined that Ms Johnson and Jim Perkins should work with security to create a security protocol. The Board recommended written instruction to tekwave advising them the hours the beach gates will be locked.

Upon a motion by Jim Perkins, seconded by Lori Niedzwiecki and unanimously carried (Roll call vote: Jim Perkins – Yes, Robert Rosencrans – Yes, Lori Niedzwiecki – Yes, Jeff Richardson – Yes, Kenneth Moss - Yes) it was:

***MOVED: Effective immediately, Renters have to contact their unit owner or their rental company to have any guests input in the tekwave registration system. Renters can no longer call the gate to have their visitors admitted. Food deliveries are permitted as before.***

### 4. Other

Ms. Johnson reported that the footage storage for the battery cameras recently installed at the lazy river water park may not be sufficient. Robert Rosencrans suggested cameras with 1 terabit storage and the purchase of POE adapters and Jim Perkins is going to investigate other camera options for the lazy river location.

Kenneth Moss advised the Board Members they should not engage with "the friends of Myrtle Beach Resort".

Jim Perkins suggested that the Board members should be thinking of ways creating income for the Association. He stated that a \$3 - \$5 fee could be charged to each guest coming in the gate per week.

### 3. Schedule Next Meeting

No Meeting was scheduled.

### 4. Adjournment

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With there being no further business to discuss, upon a motion by Jim Perkins, seconded by Lori Niedzwiecki and unanimously carried, it was;

**MOVED:            *To adjourn the meeting at 6:53 PM.***

Meeting Commenced: 4:00 PM

Meeting Adjourned: 6:53 PM

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Jeff Richardson, MBR HOA Secretary

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Kenneth Moss, MBR HOA President