

Special Board of Directors' Meeting  
May 14, 2021

**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 on Friday, May 14, 2021, commencing at 3:00 PM, in the B Building Conference Room located at 5905 S. Kings Highway in Myrtle Beach, South Carolina.

**1. Opening Comments**

The following Board Members were present in person: Lori Niedzwiecki, Robert Rosencrans, and Brent Whitesell for Renaissance Tower. Board Members Kenneth Moss and Nancy Moore attended by zoom. Also present in person was Barbara Johnson, Association Manager from Empress Management. Jim Perkins from the B Building Board of Directors and Freddie Brown from A Building Board attended in person. Renaissance Tower Board Member Renee Cypher attended via zoom.

Barbara Johnson stated that a quorum was established, and Kenneth Moss called the meeting to order at 3:13 PM.

**2. Business**

**A. ASG Security Contract & Roving Guard Recommendation**

Walt Glenn discussed the security hours in the contract and discussion ensued regarding additional security coverage. The Board decided that the following security schedule would be utilized through the Summer season:

24-hour gate coverage with extra gate guard on Friday, Saturday and Sunday for  
26 weeks  
Roving Security 11PM – 7AM (year-round) and 5PM – 1 AM (5-5 to 9-15-21)

Robert Rosencrans suggested golf cart training for the roving guards.

**B. Securitas Mediation**

Robert E Lee stated that he requested copies of the invoices that Securitas claims are unpaid, but they have not been received. The Board agreed that the invoices should be reviewed, so they are waiting for the copies of the invoices.

**C. Fountain Light Proposal**

This has been tabled until an additional fountain light proposal is received.

**D. Paving – Coastal Asphalt**

The Board reviewed the proposal received from Coastal Asphalt and upon a motion by Nancy Moore, seconded by Lori Niedzwiecki and unanimously carried (Nancy Moore –

Yes, Lori Niedzwiecki – Yes, Robert Rosencrans – Yes, Jeff Richardson – Yes, and Kenneth Moss – Yes) it was;

**MOVED; to hire Coastal Asphalt to patch and re-seal all of the roads under MBR control to include the MBRV parking lot with the job to be scheduled to coincide with the A Building and Five Seasons projects.**

**E. Painting Stucco Entry**

The Board reviewed the painting proposals received and upon a motion by Nancy Moore, seconded by Robert Rosencrans and unanimously carried (Nancy Moore – Yes, Robert Rosencrans – Yes, Jeff Richardson – Yes, Lori Niedzwiecki – Yes, and Kenneth Moss – Yes) it was;

**MOVED; to hire Perfection Plus to paint the front stucco entry gate area, and further the paint is to match a picture of the property on google (cream color with light green accent).**

**F. Renaissance Tower Boardwalk**

Discussion ensued regarding the construction of the new Boardwalk for Renaissance Tower. Barbara Johnson reported that Greenbeach has advised they can't provide a revised proposal for the project due to their current work load for the next 12-18 months. Kenneth Moss stated that Waterbridge Construction is the least expensive proposal with a wood construction cost of \$37,950. The Board has tabled discussion and Kenneth Moss will reach out to Greenbeach. Jeff Richardson also requested that the engineer provide specs for a new shower area at the proposed new boardwalk area as well as a partition wall at the Quarterdeck to keep the guests from going onto RT property.

**G. Other**

Jeff Richardson requested that the engineer should check the quarterdeck area for a capacity rating, and also to see if the bathrooms could be re-located to the oceanfront side of the property.

The Board discussed extending the operating hours of the lazy river from 6PM to 9PM and requested a person from ASG Security for \$14.68 an hour.

Nancy Moore stated that the two B Building storage units (\$1,417 per unit per year) used by Allegiant have not been invoiced for three years and she is requesting that the B Building be paid \$8,502 that is owed through 2021. Upon a motion by Jeff Richardson, seconded by Lori Niedzwiecki and unanimously carried (Jeff Richardson – Yes, Lori Niedzwiecki – yes, Nancy Moore – Yes, Robert Rosencrans – Yes, and Kenneth Moss – Yes), it was;

**MOVED; To pay B Building \$1,417 per closet per year for two storage closets used by Allegiant for the three (3) years, total \$8,502.00.**

The Board discussed the Proposal from Contract Data for the lease of ten (10) security cameras at a contracted cost of \$505 a month. Three (3) cameras will be placed at the

lazy river, four (4) cameras will be placed at the beach access gates, and the other three (3) cameras will be installed at the guard house with one that records the license plates. Discussion ensued, and Upon a motion by Lori Niedzwiecki, seconded by Robert Rosencrans it was;

**MOVED; To sign the Contract Data camera lease agreement at \$505 per month.**

Barbara Johnson reported that there was a problem with the Liftmaster program and guests with Yahoo email addresses. They are working on a resolution.

The Board requested that owners be advised of the Zoom Owners meeting scheduled on April 25<sup>th</sup> and that owners should provide their questions to the Board in advance of the meeting, as the "chat board" function will be deactivated.

**3. Schedule Next Board Meeting**

The next Regular Board meeting is scheduled on Sunday, April 25, 2021 at 9:00 AM.

**4. Adjournment**

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

**MOVED: To adjourn the meeting at 4:48 PM.**

Meeting Commenced: 1:15 PM  
Meeting Adjourned: 4:48 PM

Prepared by Empress Management and  
Submitted For:

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Jeff Richardson, Secretary

Approved By:

\_\_\_\_\_  
Kenneth Moss, President