

Special Board of Directors' Meeting  
June 21, 2022

**MINUTES**

A Special Meeting of the Myrtle Beach Resort Homeowners Association, Inc. was held on Thursday, June 21, 2022 via zoom. It was determined that there was a quorum to hold the meeting and it was called to order at 4:06 PM, and was presided over by Brent Whitesell, Association President with Lori Niedzwiecki serving as Secretary.

**1. June 21, 2022 Attendees**

Board Members Brent Whitesell, Lori Niedzwiecki, David Webster, Nancy Moore, and Kenneth Moss in attendance via zoom. Lori Niedzwiecki attended via zoom. Also present via zoom was Barbara Johnson, Association Manager from Empress Management and Robert E Lee, Association Attorney. Nick Danikas and Johnnie Conner from Carolina Time were also in attendance.

The following individual Regime Board Members were in attendance by zoom: Renee Cypher, RT Board Representative; George Williams, B Building Representative; and Mari Garcia, Five Seasons Representative.

The Special Meeting of the Myrtle Beach Resort Homeowners Association, Inc. was reconvened on Wednesday, June 29, 2022 via zoom. A quorum was established to hold the meeting and it was called to order at 4:16 PM, and was presided over by Brent Whitesell, Association President with Lori Niedzwiecki serving as Secretary.

**2. June 29, 2022 Attendees**

Board Members Brent Whitesell, Lori Niedzwiecki, David Webster, Nancy Moore, and Kenneth Moss in attendance via zoom. Also present via zoom was Barbara Johnson, Association Manager from Empress Management and Robert E Lee, Association Attorney.

The following individual Regime Board Members were in attendance by zoom: Renee Cypher, RT Board Representative; George Williams, B Building Representative; Mark Borland, B Building Representative, and Joe Domagala, Five Seasons Representative.

**3. Minute Approval**

**A. Annual Member's Meeting – April 24, 2022**

Upon a motion by Kenneth Moss, seconded by Nancy Moore and carried, (Nancy Moore- Yes, Kenneth Moss – Yes, Lori Niedzwiecki – Abstained, David Weaver – Abstained, Brent Whitesell – Yes) it was;

**MOVED; to approve the draft of the 2022 Annual Meeting Minutes as corrected for distribution to the Owners until the minutes are formally adopted at the 2023 Annual Member's Meeting.**

**B. Organizational Meeting – May 19, 2022**

Upon a motion by Nancy Moore, seconded by Kenneth Moss and carried, (Nancy Moore- Yes, Kenneth Moss – Yes, Brent Whitesell – Yes, Lori Niedzwiecki – Yes , David Weaver – Abstained) it was;

**MOVED; to approve the May 19, 2022 Meeting Minutes as written.**

**4. Reports**

**A. May 2022 Financial Report**

Barbara Johnson reviewed the financial report for the period ending May 31, 2022. She reported that there was \$150,915.93 in Operating and \$16,725.83 in the Insurance Escrow. In addition, she reported there was \$427,672.27 in the Reserve Account.

Ms. Johnson reported that the Association collected \$13,200 in trailer fees over both bike weeks. She reported the Association was over budget \$91,379.64 for the month and \$128,147.57 year to date. She explained that this occurred due to the \$101,750 paid to Robert E Lee for the attorney fees paid by A Building and Five Seasons for the owner’s individual delinquent accounts. The Board requested additional legal categories so Owners would have a clear picture of where the funds are expensed. Barbara Johnson reported the following additional legal line items could be established in addition to the two already used, which are 52000 General Legal, and 52050 Court Appointed Board Member:

- 52070 – Owner Collections
- 52080 – Indemnity
- 52090 - Insurance Claims
- 52095 - 3<sup>rd</sup> Party Claims

Upon a motion by Kenneth Moss, seconded by Lori Niedzwiecki and unanimously passed, (Kenneth Moss- Yes, Lori Niedzwiecki – Yes, Nancy Moore – Yes, David Webster – Yes, Brent Whitesell – Yes) it was;

**MOVED; to amend the MBR Operating Budget to incorporate the new legal line items, which will provide more clarity for the Owners with regard to the legal expenses.**

**5. Business**

**A. Indemnify Empress Management:**

The Board discussed this topic and took no action.

**B. Open Items:**

**1. Collection of \$20 Guest Fee (6-21-2022 meeting discussion)**

Brent Whitesell suggested that Carolina Time discuss their proposal for a parking pass kiosk and other options available for the collection of a visitor fee. Nick Danikas stated that the kiosk equipment would be approximately \$67,000. The Board thanked them for coming to discuss the kiosk option and Nick Danikas and Johnnie Conner left the meeting. The Board members discussed that it is too late to do anything for this season, but they want to investigate more encompassing software that would work at the gate. Kenneth Moss

stated that Robert E Lee will be preparing a formal document for all of the Boards to sign to agree that they are all in agreement with the master collecting the fee prior to obtaining quotes.

David Webster stated that the A building does not think it is legal to collect the fee and deposit it in the general operating fund, it should be strictly used for security expenses. Kenneth Moss suggested that the funds collected could be used for security equipment as well as guard staff costs.

The Board Members requested that the incident reports be provided to all of the Master Board Members going forward.

**Lori Niedzwiecki had to leave the meeting at 5:30 PM, and the Board decided to suspend the meeting until she could participate.**

2. B Building fountain electric installation was tabled.

3. Pool Lift Chair

The Board discussed the quotes for a new pool lift chair for the lazy river and upon a motion by Nancy Moore, seconded by Lori Niedzwiecki and unanimously approved, (Nancy Moore- Yes, Kenneth Moss – Yes, Lori Niedzwiecki – Yes, David Weaver – Yes, Brent Whitesell – Yes) it was:

**MOVED; to order the lazy river lift chair from Spin Life and pay for it with Reserve Funds.**

4. Association Web Site

Kenneth Moss stated that Sea Server would design the web page and host it for the Association for association documents, meeting minutes and financials reports, and the Board agreed there would be no commentary permitted on the website. Upon a motion by Kenneth Moss, seconded by Lori Niedzwiecki and unanimously approved, (Nancy Moore- Yes, Kenneth Moss – Yes, Lori Niedzwiecki – Yes, David Weaver – Yes, Brent Whitesell – Yes), it was:

**MOVED; to hire Sea Server to design and host a website for Myrtle Beach Resort HOA at a cost of \$2,025.**

Kenneth Moss requested that the individual Board provide pictures of their specific properties to be included on the website.

5. Foundation Flooding at Guard House & MBRV Building

No action was taken in this regard.

6. Mulch

The Board decided since it is so late in the season, they will not purchase mulch for the property this year.

7. RT Liens

There was no action in this regard.

8. Rules & Regulations

The Board requested that the MBR Rules and Regulations be emailed to them again for review and future discussion.

9. Cat Population

It was discussed that there is a large cat population living at Myrtle Beach Resort and they congregate at the Quarterdeck because people are feeding them. The County no longer has room at the shelter for them so they can't be trapped. Nancy Moore said Ms. Messenger, and owner at Renaissance Tower, has volunteered to trap the cats, have them neutered and then they have to be released back at Myrtle Beach Resort, but they will be unable to reproduce. Upon a motion by Nancy Moore, seconded by Lori Niedzwiecki and unanimously approved, (Nancy Moore- Yes, Kenneth Moss – Yes, Lori Niedzwiecki – Yes, David Weaver – Yes, Brent Whitesell – Yes), it was:

**MOVED; to reimburse Carol Messenger up to \$500 for the neutering of the cats.**

10. Security Invoices

Ms. Johnson presented the Board with three security invoices from ASG Security and she is requesting Board approval to pay. The Board will review the invoices and respond by email.

**6. Schedule Next Board Meeting**

The next Regular Board meeting is scheduled on Saturday, September 24, 2022 at 9:00 AM, and a second scheduled Regular Meeting on Saturday, October 8, 2022 at 9:00 AM.

**7. Adjournment**

June 21, 2022 Meeting – upon a motion by Kenneth Moss seconded by Nancy Moore and unanimously approved the Special Meeting was suspended at 5:40 PM and is scheduled to reconvene on Wednesday, June 29, 2022 at 4:00 PM.

June 29, 2022 Meeting – upon a motion by Nancy Moore, seconded by Lori Niedzwiecki and unanimously approved, the meeting was adjourned at 6:31 PM

June 21, 2022  
Meeting Commenced: 4:06 PM  
Meeting Suspended: 5:40 PM

June 29, 2022  
Meeting Reconvened: 4:16 PM  
Meeting Adjourned: 6:31 PM

Prepared by Empress Management  
and Submitted For:

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Lori Niedzwiecki, Secretary

Approved By:

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Brent Whitesell, President