

**MYRTLE BEACH RESORT  
HOMEOWNERS ASSOC., INC**

Myrtle Beach Resort HOA, BOARD OF DIRECTORS MEETING

October 29 2025 – 6:00 PM



# MYRTLE BEACH RESORT HOMEOWNERS ASSOC., INC

## Myrtle Beach Resort HOA, BOARD OF DIRECTORS MEETING

October 29, 2025 6:00 PM  
Myrtle Beach, SC

### MINUTES

#### Directors Present

Kim Halloran - Vice President  
jessica Dawson - Secretary  
George Williams - Treasurer  
Shawna Goodwin - President

#### Directors Absent

None

#### Additional Attendees

Present from First Service Residential was Rose Hallam, Brian Ayers, and Macey Imming. Present from McCabe, Beverly and Trotter was Stephanie Kellahan.

### I. OPENING COMMENTS/CALL TO ORDER

The meeting was called to order at 6:04 PM.

Upon a motion made by Ms. Dawson and seconded by Ms. Halloran the agenda was approved as written.

**Motion:** Jessica Dawson

**Second:** Kim Halloran

▶ **Resolved**  
*The motion passed unanimously*

### II. FINANCIALS

Mr. Ayers went over the September financials and advised they are also available for all owners to view on the resident portal. The board discussed having First service complete an updated cash analysis for them to review.

<https://MyrtleBeachResort.connectresident.com>

Upon a motion made by Mr. Willams and seconded by Ms. Dawson it was moved to approve the September 2025 financials.

**Motion:** George Williams

**Second:** Jessica Dawson

▶ **Resolved**  
*The motion passed*

### III. OLD BUSINESS

#### A. HVAC REPAIR

Mr. Ayers advised on the HVAC repairs needed for the Galley and Kitchen area in the Renaissance Tower; this was also discussed during the 10.15.25 master board meeting.

Upon a motion made by Mr. Williams and seconded by Ms. Dawson to move forward with the quote received from dependable to replace the system in the kitchen and inspect the system in the Galley before making any repairs.

**Motion:** George Williams  
**Second:** Jessica Dawson

▶ **Resolved**  
*The motion passed*

#### B. GATE HOUSE KIOSK

Upon a motion made by Mr. Williams and seconded by Ms. Dawson it was moved to table any further discussion regarding this until 2026.

**Motion:** George Williams  
**Second:** Jessica Dawson

▶ **Resolved**  
*The motion passed unanimously*

#### C. GATE FEE AGREEMENT UPDATE

The board discussed the Gate fee agreement with Ms. Kellahan advising of verbiage to add to the agreement regarding trailers. Mr. Ayers will add the update to the Gate fee agreement and send it to Mr. Domagala tomorrow to begin the docuSign process again.

#### D. 2026 BUDGET

Upon a motion made by Mr. Williams and seconded by Ms. Dawson it was moved to approve the 2026 budget contingent on the Gate fee agreement being approved.

**Motion:** George Williams  
**Second:** Jessica Dawson

▶ **Resolved**  
*The motion passed unanimously*

#### E. COMMUNITY MANAGER OFFICE SPACE RENT/LEASE

Ms. Dawson advised the A building will be moving forward with an annual lease agreement of one year, in the amount in \$453 for the Community Managers office space.

Upon a motion made by Ms. Halloran and seconded by Mr. Williams it was moved to lease the community managers office space to the A Building for a one-year annual lease agreement for \$453.

**Motion:** Kim Halloran  
**Second:** George Williams  
**AYEs:** Kim Halloran, George Williams, Shawna Goodwin  
**NAYs:** None  
**Abstained:** Jessica Dawson

▶ **Resolved**  
*The motion passed*

## **F. LAZY RIVER MAINTENANCE NEEDS – 14 DAY NOTICE RESPONSE**

Mr. Ayers advised they have put a plan of action in place and forwarded a copy of the response letter sent to the Master board for review before forwarding it the Durant law firm

Upon a motion made by Mr. Williams and seconded by Ms. Halloran it was moved to send the response letter to the Durant law firm.

**Motion:** George Williams

**Second:** Kim Halloran

**AYEs:** Kim Halloran, George Williams, Shawna Goodwin

**NAYs:** None

**Abstained:** Jessica Dawson

▶ **Resolved**  
*The motion passed*

## **G. TRADD COMMERCIAL AGENT AGREEMENT / CONTRACT**

The board discussed updates to the commercial listing agreement with Tradd. Mr. Ayers advised on the need to verify and correct PIN numbers, specify commission payment terms, and confirm accurate square footage for commercial spaces, including the galley area. Ms. Goodwin stated the board needs to proceed with reviewing and interviewing proposals for smaller spaces while awaiting the contract updates. Ms. Dawson emphasized moving forward with Trad as the primary broker, contingent on the agreed-upon contract changes.

## **H. OCEAN LAKES WALL BUILD 50/50**

The board approved up to \$20,000 for the wall project with Ocean Lakes, they advised Mr. Ayers to reach out to them to try to negotiate the cost down to \$15,000.

## **IV. NEW BUSINESS**

### **A. BANK SIGNERS**

Mr. Ayers advised Mr. Wong is still on a few of the local bank accounts and stated the board may need to look into having this updated.

Upon a motion made by Ms. Dawson and seconded by Ms. Halloran it was moved to table this discussion pending the cash analysis.

**Motion:** Jessica Dawson

**Second:** Kim Halloran

▶ **Resolved**  
*The motion passed unanimously*

### **B. CODE OF ETHICS/CONDUCT RESOLUTION**

The board discussed the code of conduct document, with Ms. Kellahans approval.

Upon a motion made by Ms. Dawson and seconded by Mr. Willimas it was moved to approve the Code of conduct document with the removal of section 10.

**Motion:** Jessica Dawson

**Second:** Kim Halloran

▶ **Resolved**  
*The motion passed unanimously*

**C. RESOLUTION REQUIRING MANDATORY MEDIATION AND ARBITRATION FOR BOARD DISPUTES**

Upon a motion made by Ms. Dawson and seconded by Ms. Halloran it was moved to table this discussion until legal is able to review the document.

**Motion:** Shawna Goodwin  
**Second:** Kim Halloran  
**AYEs:** Kim Halloran, Jessica Dawson, Shawna Goodwin  
**NAYs:** None  
**Abstained:** George Williams

▶ **Resolved**  
**The motion passed**

**D. REALIGNMENT OF THE MASTER BOARD OF DIRECTORS**

Upon a motion made by Ms. Dawson and seconded by Ms. Halloran it was moved to remove Ms. Goodwin as president of the master board.

The motion failed to pass due to a deadlock with Mr. Willimas stating he believes they should censure Ms. Goodwin before removal as president. The board agreed to discuss this further at the next board meeting.

**Motion:** Jessica Dawson  
**Second:** Kim Halloran  
**AYEs:** Kim Halloran, Jessica Dawson  
**NAYs:** George Williams  
**Abstained:** Shawna Goodwin

▶ **The motion did not pass**

**V. NEXT MEETING DATE**

The next Master Board Meeting is scheduled for November 12th via zoom time TBD.


The 4th Quarter Homeowners Meeting is scheduled for December 6th at 2 PM.

**VI. ADJOURNMENT**

Upon a motion made by Ms. Dawson and seconded by Ms. Halloran the meeting was adjourned at 9:40 PM.

**Motion:** Jessica Dawson  
**Second:** Kim Halloran

▶ **Resolved**  
**The motion passed unanimously**

Signed by:  
  
38D503C768A7499...

12/5/2025

\_\_\_\_\_  
**President Signature**

\_\_\_\_\_  
**DATE**

Signed by:  
  
26806A99887A4AE...

12/5/2025

\_\_\_\_\_  
**Secretary Signature**

\_\_\_\_\_  
**DATE**