

**MYRTLE BEACH RESORT
HOMEOWNERS ASSOC., INC**
MBR Master Board of Directors Meeting

May 27 2025 – 6:00 PM

MYRTLE BEACH RESORT HOMEOWNERS ASSOC., INC

MBR Master Board of Directors Meeting

May 27, 2025 6:00 PM
Myrtle Beach, SC

MINUTES

Directors Present

Jack Young - Vice President
Rich Wong - President
Shawna Goodwin - Secretary/Treasurer
Kenneth Moss - Director at Large

Directors Absent

George Williams - Director at Large

Additional Attendees

Present from first service residential were Brian Ayers and Macey Imming

Present from McCabe, Beverly, and Trotter was Stephanie Kellahan

I. OPENING COMMENTS / CALL TO ORDER

Mr. Wong called the meeting to order at 6:04 PM.

II. INDEMNIFICATION MOTION / VOTE

Mr. Wong advised due to the lawsuit the board had to acquire a letter of recommendation for indemnification, and the board has received this.

Upon a motion made by Mr. Young and seconded by Mr. Moss it was approved to indemnify the three board members Ms. Goodwin, Mr. Wong and Mr. Young.

Motion: Jack Young

Second: Kenneth Moss

AYEs: Kenneth Moss, Shawna Goodwin, Rich Wong, Jack Young

NAYs: None

▶ **Resolved**
The motion passed

III. MR. PERKINS ATTENDANCE IN THE MEETING

Mr. Perkins joined the meeting in place of Mr. Willimas. The attorney Ms. Kellahan advised that she does not see anything in the bylaws that allows for a substitute from the B Building to attend this meeting. Ms. Kellahan stated that the reason they didn't believe his participation in this meeting was appropriate was due to a significate number of items on the agenda that involve a lawsuit that Mr. Perkins is a plaintiff in this creates a conflict of interest. Therefore, the information cannot be discussed with him present.

After a brief discussion the board agreed to allow Mr. Perkins to stay in the meeting during the discussion regarding the B Building Kiosk.

Upon a motion made by Mr. Moss and seconded by Mr. Wong it was approved to let Mr. Perkins stay in the meeting for the discussion pertaining to the B Building and be politely asked to leave for any discussions regarding the lawsuit.

Motion: Kenneth Moss

Second: Rich Wong

AYEs: Kenneth Moss, Rich Wong

NAYs: Jack Young

Abstained: Shawna Goodwin

▶ **Resolved**
The motion passed

IV. B KIOSK MOTION / VOTE

Mr. Wong advised they have an owner interested in renting the Kiosk in the B Building, his plan is to serve coffee, breakfast sandwiches and other deli sandwiches. Mr. Perkins advised he does not want an owner to take over the kiosk because their intention is to try to negotiate something with the Master Board. He stated the B Building believes their building should be a whole building and the Kiosk should have never been included in a situation with a vendor with no intentions to open it. The B Building's plan with the kiosk is to clean it up and make it available for owners to rent out. Mr. Perkins stated the B Building owners do not want a vendor to come into the kiosk the owners would prefer to have it available to them to rent, they do not want anything in the center of the atrium. Ms. Goodwin stated it is important to note this is also adjacent to a resort wide amenity it is important to note that this is something within the B Building, but we want the resort's amenities to have an extra item in them. She advised putting a vendor in the kiosk would help lower the Master HOA dues. After the discussion ensued, it was decided to table this discussion until proposals are received in writing from Mr. Piper and the B Board.

Mr. Perkins was politely asked to leave the meeting so the board can discuss the remaining agenda items further. We thank him for his input regarding the B Building Kiosk.

V. GREGG ALFORD INVOICES MOTION / VOTE

Ms. Kellahan advised that Greg Alford split his time into thirds on the invoices representing 1/3 of the total time spent.

Upon a motion made by Mr. Young and seconded by Ms. Goodwin it was moved to approve the payment of the pending invoices.

Motion: Jack Young

Second: Shawna Goodwin

AYEs: Kenneth Moss, Shawna Goodwin, Rich Wong, Jack Young

NAYs: None

▶ **Resolved**
The motion passed

VI. 2025 MASTER BOARD POSITION SEATING

Upon a motion made by Ms. Goodwin and seconded by Mr. Young it was approved to leave the directors positions the same with George Williams taking Nancy Moore's position.

Motion: Shawna Goodwin

Second: Jack Young

AYEs: Shawna Goodwin, Rich Wong, Jack Young

NAYs: Kenneth Moss

▶ **Resolved**
The motion passed

VII. ADJOURNMENT

The Meeting was adjourned at 6:58 PM.

Motion: Kenneth Moss

Second: John Young

AYEs: Kenneth Moss, Shawna Goodwin, Rich Wong, Jack Young

NAYs: None

▶ **Resolved**
The motion passed

Signed by:
Shawna Goodwin
38D503C768A7499...

12/5/2025

President Signature

DATE

Signed by:
[Signature]
26806A99887A4AE...

12/5/2025

Secretary Signature

DATE