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MYRTLE BEACH RESORT HOMEOWNERS ASSOC., INC

MBR Master Board of Directors Special Meeting

June 18 2025 – 5:30 PM

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MYRTLE BEACH RESORT HOMEOWNERS ASSOC., INC

MBR Master Board of Directors Special Meeting

June 18, 2025 5:30 PM
Mrytle Beach, SC

MINUTES

Directors Present

Jack Young - Vice President
Rich Wong - President
George Williams - Director at Large
Shawna Goodwin - Secretary/Treasurer

Directors Absent

Kenneth Moss - 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 5:44 PM.

Upon a motion made my Mr. Young and seconded by Ms. Goodwin the board approved the agenda as is.

Motion: Jack Young
Second: Shawna Goodwin
AYEs: Shawna Goodwin, Rich Wong, Jack Young
NAYs: None

▶ ***Resolved***
The motion passed

II. COMMERCIAL SPACE ASSESSMENT PAYMENT FOR OFS

Mr. Ayers advised on the OFS commercial spaces. He stated he is waiting for a copy the 2025 Budget before being able to calculate the monthly assessment payment amounts and the back dues that are owed to them. The board agreed to table this discussion until they receive additional information.

III. COMMERCIAL SPACE ASSESSMENT PAYMENT FOR RT

Mr. Ayers advised on the commercial spaces for the Renaissance tower the Monthly assessment and back payments owed are as follows.

A- $7382.98 Monthly Assessment

Owed for Jan-Jun is $44297.88

D- $1107.22 Monthly Assessment

Owed for Jan-Jun $6643.32

E- $369.21 2215.26
Owed for Jan-Jun $2215.26

Total owed $53,156.46

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Upon a motion made by Mr. Young and seconded by Mr. Wong it was approved to pay the back dues owed to the Renaissance Tower and the monthly assessments due each month moving forward.

Motion: Jack Young
Second: Rich Wong
AYEs: Shawna Goodwin, Rich Wong, Jack Young
NAYs: None

- ***Resolved***
  The motion passed

IV. GRAVES POOL SAND REPLACEMENT CONSIDERATION

Graves is recommending the sand be replaced based on the condition of the sand, it is causing wear and tear on the equipment and making the water cloudy.

Upon a motion made by Ms. Goodwin and seconded by Mr. Young it was approved to accept the quote received by graves to replace the sand.

Motion: Shawna Goodwin
Second: Jack Young
AYEs: Shawna Goodwin, Rich Wong, Jack Young
NAYs: None

- ***Resolved***
  The motion passed

V. ATTORNEY INVOICES – MCCABE, TROTTER & BEVERLY, P.C.

Ms. Goodwin advised she would like to table this discussion until she is able to discuss and review the invoices with Brian Ayers.

Motion: Shawna Goodwin
Second: Jack Young
AYEs: Shawna Goodwin, George Williams, Rich Wong, Jack Young
NAYs: None

- ***Resolved***
  The motion passed

VI. RATIFY TRANSFER OF FUNDS FROM GATE ENTRANCE TO OPERATING

Mr. Ayers advised they had to transfer $125,000 from the Gate funds to replenish the operating account.

Upon a motion made by Ms. Goodwin and seconded by Mr. Young it was approved to ratify the transfer of Gate Funds to the Operating account.

Motion: Shawna Goodwin
Second: Jack Young
AYEs: Shawna Goodwin, George Williams, Rich Wong, Jack Young
NAYs: None

- ***Resolved***
  The motion passed

VII. SECURITY & GDI MEETING TOMORROW (DISCUSSION RE: 12 HOUR SHIFTS TO REDUCE COSTS)

Mr. Ayers advised they will be having a meeting with GDI at 5:30 PM tomorrow, he will send out a meeting invite all board members are invited to join this meeting.

VIII. CASH ANALYSIS DISCUSSION

The board reviewed and discussed the cash analysis they received from First Service Residential.

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IX. COMMERCIAL PROPERTIES

Mr. Wong apologized to the board and advised moving forward the board needs to find a non-affiliated commercial broker to market the commercial properties. He stated he believes the Galley and the old MBR offices upfront are the resorts biggest money makers. The more vendors we get into our resort the better it makes the resort look.

X. SEARCH COMMITTEE

Mr. Wong advised he would like to appoint a search committee to find a commercial broker. He stated he will give recommendations on brokers to the search committee but ultimately, they will be in charge of finding one. The committee would vet the brokers and then bring the information to the board to review. Mr. Wong would like to appoint Mr. Young and Ms. Goodwin to this committee.

XI. 2018 LAWSUIT

Mr. Wong stated that everyone has worked very hard and he commends Mr. Williams on all his work regarding this lawsuit. We are currently just waiting on Mr. Moss to give consent to file the dismissal and consent order. Once we get the stipulation filed and the consent order the judge will have the sign it to terminate Mr. Moss's appointment. Once this lawsuit is dismissed Ms. Kellahan will begin working on the 2025 lawsuit.

XII. B BUILDING KIOSK

Upon a motion made by Ms. Goodwin and seconded Mr. Young it was approved to table this discussion until the B building board can discuss it further at their next board meeting.

Motion: Shawna Goodwin
Second: Jack Young
AYEs: Shawna Goodwin, George Williams, Rich Wong, Jack Young
NAYs: None

▶ ***Resolved***
The motion passed

XIII. ADJOURNMENT

The Meeting was adjourned at 7:23.

Motion: George Williams
Second: Shawna Goodwin

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

Signed by:
Shawna Goodwin
38D503C768A7499...

12/5/2025

President Signature **DATE**

Signed by:
26806A99887A4AE...

12/5/2025

Secretary **Signature** **DATE**