

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

Myrtle Beach Resort HOA, Inc. SPECIAL MEETING OF THE BOARD OF
DIRECTORS

August 12 2025 – 5:00 PM

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Myrtle Beach Resort HOA, Inc. SPECIAL MEETING OF THE BOARD OF DIRECTORS

August 12, 2025 5:00 PM
Myrtle Beach, SC

MINUTES

Directors Present

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

Directors Absent

None

Additional Attendees

Present from First Service Residential were Brian Pinkham, Rose Hallam, 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 5:04 PM.

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

Motion: Jack Young

Second: George Williams

► **Resolved**
The motion passed unanimously

II. RESCIND AMENDMENT TO ARTICLE IV, SECTION 7 AS VOTED UPON IN 2/12/2025 MEETING

The board discussed rescinding an amendment that changed the voting requirement from 67% to 51% they debated returning to the original 67% requirement. Ms. Kellahan advised that amending the bylaws again would be the proper legal process, requiring 67% approval from the membership. She clarified that bylaws are not effective until recorded. The board agreed that if a deadlock occurs, the board would table the discussion, special meeting would be called where individual regime board members could be referred to for voting. Ms. Kellahan stated this would require amending the bylaws.

Upon a motion made by Mr. Young and seconded by Mr. Williams it was moved to begin the amendment process.

Motion: Jack Young

Second: George Williams

► **Resolved**
The motion passed unanimously

III. CONSIDERATION OF REALIGNMENT OF SEATS FOR MASTER BOARD OF DIRECTORS

The board discussed realigning board positions with the removal of Ken Moss from the board.

Upon a motion made by Mr. Williams and seconded by Mr. Young it was moved to appoint Ms. Goodwin as President.

Motion: George Williams

Second: Jack Young

Resolved

The motion passed

Upon a Motion made by Ms. Goodwin and seconded by Mr. Williams it was moved to appoint Mr. Young as Vice President.

Motion: Shawna Goodwin

Second: George Williams

Resolved

The motion passed

Upon a Motion made by Mr. Young and seconded by Ms. Goodwin it was moved to appoint Mr. Williams as Treasurer.

Motion: Jack Young

Second: Shawna Goodwin

Resolved

The motion passed

Upon a motion made by Mr. Williams and seconded by Ms. Goodwin it was moved to appoint Mr. Wong as Secretary.

Motion: George Williams

Second: Shawna Goodwin

Resolved

The motion passed

The positions were filled to comply with the Master deed requirement of four board members. Mr. Wong expressed understanding about the situation, despite not being consulted initially, and emphasized his willingness to work with the new leadership.

IV. COMMERCIAL REAL ESTATE UPDATES

Ms. Goodwin and Mr. Young discussed progress with the commercial space they recently met with three commercial real estate companies Keystone, Coldwell Bank, and Tradd. They reported positive meetings with all three companies. Ms. Goodwin advised the vendors do need a complete map of the property Mr. Ayers advised he will look into this further possible using google maps. The board will review all three proposals and decide on which company to hire to help fill the commercial spaces.

V. GATE FEE / RESORT FEE COMMITTEE APPOINTMENT

The board discussed forming a Gate Fee/Resort Fee Committee with eight members, including one homeowner from each regime that will discuss options for the 2026 Gate fee agreement. The committee will report back to master representatives. The board discussed the need to analyze the square payment system transaction data to determine resort fee structures.

VI. NEXT MASTER BOARD OF DIRECTORS REPRESENTATIVE MEETING

The board discussed possible dates for the next Master Board of Directors Meeting and tentatively scheduled the meeting for September, 6th via zoom the time is TBD.

VII. 3RD QUARTERLY HOA MEETING

The board discussed possible dates for the 3rd Quarter HOA Meeting where homeowners are invited to attend. They scheduled the meeting for September, 20th at 10:00 am via zoom. A meeting notice with the zoom link information will be sent out to all homeowners before the meeting!

VIII. BUDGET MEETING

The board discussed possible dates for the 2026 Budget Meeting and scheduled the meeting for October, 11th via zoom the time of the meeting will be set at a later date.

IX. ATTORNEY COMMUNICATION

Mr. Wong advised he would like to remain as the point of contact for the attorneys until the 2025 lawsuit is settled. Ms. Goodwin advised that the board needs to get a control on the spending with the attorneys and stated she would like to see a lot of the communications through email and be included on it as everything needs to be communicated through the board president. Mr. Williams and Mr. Young advised they are okay with Mr. Wong staying on as the point of contact for the attorneys.

Upon a motion made by Mr. Williams and seconded by Mr. Young it was approved to keep Mr. Wong as the point of contact for the attorneys regarding the pending lawsuits.

Motion: George Williams
Second: Jack Young

Resolved
The motion passed

X. ADJOURNMENT

Upon a motion made by Mr. Wong and seconded by Mr. Young the Meeting was adjourned at 6:26 pm.

Signed by:
Shawna Goodwin
38D503C768A7499...

12/5/2025

President Signature

DATE

Signed by:
[Signature]
26806A99887A4AE...

12/5/2025

Secretary Signature

DATE