

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

Myrtle Beach Resort HOA 3rd Quarter Meeting via Zoom

September 20 2025 – 10:00 AM

# MYRTLE BEACH RESORT HOMEOWNERS ASSOC., INC

## Myrtle Beach Resort HOA 3rd Quarter Meeting via Zoom

September 20, 2025 10:00 AM  
Myrtle Beach, SC

### MINUTES

#### Directors Present

George Williams - Treasurer  
Shawna Goodwin - President

#### Directors Absent

Joseph Domagala - Director at Large  
Rich Wong - Secretary

#### Additional Attendees

Representing the A Building in place of Rich Wong is Larry Dawson.  
Representing the Five Seasons in place of Joe Domagala is Kathleen Acolese.  
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/APPROVAL OF AGENDA

Ms. Goodwin called the meeting to order at 10:05 am.

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

**Motion:** George Williams

**Second:** Larry Dawson

▶ **Resolved**  
*The motion passed*

### II. APPROVAL OF MINUTES

Upon a motion made by Mr. Williams and seconded by Ms. Goodwin it was moved to approve the Meeting Minutes from 5.27.25, 6.18.25 and 8.12.25.

**Motion:** George Williams

**Second:** Shawna Goodwin

**Abstained:** Kathleen Acolese

▶ **Resolved**  
*The motion passed*

### III. AUGUST FINANCIALS

Mr. Ayers went over the August financials and advised they are also available for all owners to view on the resident portal.

<https://MyrtleBeachResort.connectresident.com>

Upon a motion made by Mr. Dawson and seconded by Mr. Williams it was moved to approve the August 2025 financials.

**Motion:** Larry Dawson  
**Second:** George Williams

▶ **Resolved**  
*The motion passed*

## **IV. REPORTS**

### **A. PRESIDENT REPORT**

Ms. Goodwin started by stating what an exciting meeting this is, as it is the first meeting in a long time with only four representatives. She would like everyone to take a minute to give a round of applause for ourselves, our council, all our individual associations and everybody that has worked collaboratively together.

She stated they worked together to settle the lawsuit, and this is truly showing the great working relations between all the individual associations. This has been an exciting year and all four Individual associations have never been working better together. She stated we are fortunate to have an incredible master management team leading the way and all four individual associations managements are pulling in the same direction. She advised this type of teamwork doesn't just happen by accident it shows the dedication and commitment of everyone involved to make this resort the best it can be. With all four associations coming together with one shared vision the possibilities are endless for the Myrtle Beach Resort. The 2025 peak season has been one of the busiest in recent memory. All snowbirds have been arriving, and we are also seeing an increase in short term rentals. This steady flow of resident and guest keeps the resort thriving. She advised on several projects going on throughout the resort.

Ms. Goodwin would like to take a moment to thank all of the homeowners for their continued support and engagement within the community. Together we are proving the Myrtle Beach Resort is more than just a place to stay it is a place to belong. Here is to more continued growth, more exciting projects on the horizon and the bright future of the resort. The best days of the Myrtle beach resort are ahead.

### **B. MANAGEMENT REPORT**

Mr. Ayers advised during the third quarter we are in the middle of peak season during which time we are more focused on the day-to-day operations and taking care of our owners/guest. He started as many of you are aware Macey Imming takes care of most of the admin tasks which consist of handling new owners, making sure parking forms are up to date, and answering any owner's general inquires. She also handles all the mailboxes and RFIDs for the resort.

He advised we try to work with all regime's individual owners, and if we cannot assist directly, we direct them to the correct point of contact for their building. He stated there are a lot of moving pieces here this is a multimillion dollar business and we try to run it as such.

### **C. MAINTENANCE REPORT**

Mr. Ayers gave a brief maintenance report and advised on a few completed repairs. He stated the master has two maintenance team members Omar and James. During this time of year, we are just trying to keep everything moving along and save any projects for the off season. He gave a brief summary of the projects completed this quarter which includes bathroom repairs at the lazy river, guard shack and Renaissance Tower. The pump room fans were replaced this summer by the staff. He advised they did a sand filter change, two pool motor were replaced, repaired spa heater, replaced a few cracked drain covers which is a DHEC requirement. He stated repairs were made to the guard shack and we had a few golfcart repairs as well.

Mr. Ayers advised on a few upcoming maintenance projects as well which will include pressure washing, painting, and road repairs.

## **V. OLD BUSINESS**

### **A. COMMERCIAL REAL ESTATE UPDATE**

The board discussed hiring a Commercial Real Estate broker, with Mr. Dawson recommending TRADD based on their reputation and previous proposal he advised the A Building is ready to vote on this today and get a commercial broker hired. Ms. Goodwin stated she would like the board to waive their five-day meeting notice and have a meeting early next week regarding this. She advised this would give all representatives time to review all the proposals further before coming to a final decision.

Upon a motion made by Ms. Acolese and seconded by Mr. Williams it was moved to table this discussion until a meeting can be scheduled for early next week with the board waiving their five-day meeting notice.

**Motion:** Kathleen Acolese

**Second:** George Williams

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

## **B. LAWSUIT STATUS UPDATES**

Ms. Kellahan provided an update on the two lawsuits. She stated the 2018 lawsuit has been settled, while the 2025 lawsuit is pending dismissal with most plaintiffs having signed releases.

## **VI. NEW BUSINESS**

### **A. COLLECTION OF ENTRY FEE**

Mr. Ayers advised that the resort has brought in \$492,000 through 21,000 transactions and stated we should hit \$500,000 within the next few days. Ms. Goodwin advised once we hit \$500,000 the money will start going back to the individual associations, and then the master board will start absorbing the security cost out of the operating account. She stated as money comes in, they have to pay the money back to the operating account. To zero the account out \$61,115.49 will need to be transferred from the entrance account to the operating account.

Upon a motion made by Mr. Williams and seconded by Mr. Dawson it was approved to move \$61,115.49 transferred from the entrance account back over to the operating account.

**Motion:** George Williams

**Second:** Larry Dawson

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

### **B. STEWART MILLER INVOICE MAY 2025- APPROVAL**

Upon a motion made by Mr. Williams and seconded by Ms. Acolese it was moved to approve the Stewart Miller Invoice from May 2025.

**Motion:** Shawna Goodwin

**Second:** George Williams

**Abstained:** Larry Dawson

▶ **Resolved**  
*The motion passed*

### **C. GREGG ALFORD INVOICES AUGUST 31 2025 - APPROVAL**

Upon a motion made by Mr. Williams and seconded by Ms. Goodwin it was moved to table the discussion regarding the Greg Alford invoices to a later date for further review.

**Motion:** George Williams

**Second:** Shawna Goodwin

▶ **Resolved**  
*The motion passed*

#### **D. 2026 GATE FEE AGREEMENT**

Ms. Goodwin stated a Gate fee committee was formed that includes board members and owners they are still in discussions; nothing has been finalized as of yet. She advised a few things that are being discussed include allowing five owners passes per unit without restrictions, having a guest pass that is used for guest coming in for a few hours and allowing trailers nine months out of the year on a first come first serve basis. The committee has also been discussing a possible gate fee increase to \$10 a day, with a few owners expressing concerns about the possible 100% increase and its impact on rental properties. Ms. Goodwin advised that the gate fee is intended to cover security costs and is still lower than comparable resorts in the area. Mr. Williams stated that various homeowner perspectives are being considered in the discussions regarding this.

#### **E. OFS BACK PAYMENT ON COMMERCIAL PROPERTY**

Upon a motion made by Ms. Acolese and seconded by Ms. Goodwin it was approved to pay \$22,260 in back payments to OFS for commercial property services in the B building from 2024.

**Motion:** Kathleen Acolese  
**Second:** Shawna Goodwin  
**Abstained:** George Williams

▶ **Resolved**  
*The motion passed*

#### **F. OFS ESTATE PAYMENT APPROVAL**

Upon a motion made by Ms. Acolese and seconded by Ms. Goodwin it was moved to approve the OFS Estate payment of \$8,098.78

**Motion:** Kathleen Acolese  
**Second:** Shawna Goodwin  
**Abstained:** George Williams

▶ **Resolved**  
*The motion passed*

#### **G. OCEAN LAKES WALL SHARE DISCUSSION**

The board had a brief discussion regarding this. Ms. Goodwin advised Ocean Lakes has proposed putting up a block wall and have received a few quotes so far. She stated they are also talking about installing a gate as, they would split the cost 50/50 with us the total cost in \$53,000. Mr. Dawson requested having Mr. Ayers work with Ocean Lakes to receive a few additional quotes for this.

Upon a motion made by Ms. Acolese and seconded by Ms. Goodwin it was moved to table this discussion until a later date.

**Motion:** Kathleen Acolese  
**Second:** Shawna Goodwin  
**Abstained:** George Williams

▶ **Resolved**  
*The motion passed*

#### **H. GATE HOUSE ROVING GUARD SOFTWARE/EQUIPMENT**

The board reviewed a new Gatehouse roving guard software system costing approximately \$75,000, which would replace TEM and MyQ systems. We would have the option to finance over three years combined with GDI. They agreed to schedule a presentation for October 2nd with all 20 board members.

## I. CLOSURE OF LAZY RIVER FOR 2025 SEASON

The board discussed this and advised the pool would close between October 17th-19th depending on weather. The u-shaped pool is now heated and will remain open longer.

## J. RATIFY WRIGHT, WORLEY, POPE, EKSTER & MOSS INVOICE #2850 AMOUNT OF \$4,960.47

Upon a motion made by Mr. Williams and seconded by Ms. Goodwin it was approved to ratify the payment of Ken Moss's final invoice at \$4,960.47.

**Motion:** George Williams

**Second:** Shawna Goodwin

**Abstained:** Kathleen Acolese

▶ **Resolved**  
*The motion passed*

## K. QUOTE APPROVAL FOR DOOR TO GAME ROOM

Ms. Goodwin advised the arcade doors are damaged and currently can only be locked by a chain. Mr. Ayers received three quotes for this one from Steven Coates to replace one door for \$1800, Puro Clean can replace both doors for \$3600 and Jab Contruction can replace one door for \$1500. Mr. Goodwin opened this up for discussion from the rest of the board regarding the quotes. Mr. Williams advised he thinks they should accept the quote from Puro Clean and have both doors replaced instead of just one door.

Upon a motion made by Mr. Williams and seconded by Mr. Dawson it was approved to accept the quote from Puro Clean and have both doors replaced for \$3600.

**Motion:** George Williams

**Second:** Larry Dawson

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

## VII. TENTATIVE SCHEDULE FOR NEXT MEETING DATE (DECEMBER 2025)

The next meeting will be scheduled for the beginning of December. Once the official date is set an official meeting notice will be sent out to all owners.

## VIII. OWNER COMMENTS/CONCERNS

Ms. Goodwin opened the floor for questions or comments from any owners.

An owner questioned who is on the gate fee committee and how were they selected. Mr. Williams advised the committee is made up of the board presidents of each regime and then a few owners were appointed by the individual boards based on who volunteered. Ms. Shawna advised she appointed Tina Ewing to take her place as the board representative for the Gate fee committee. She also stated Joe Domagala did a study on several local resorts with a daily fee and made a spreadsheet with this information, she stated even with raising our fee we would still be on the lower end. She advised the board can share this information with all the owners.

Several owners brought up concerns around the possible increase of gate fees. Ms. Goodwin advised the 2026 Gate fee agreement is still being discussed by the committee and nothing has been finalized at this time.

## IX. ADJOURNMENT

Ms. Goodwin adjourned the meeting at 1:15 pm.

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Signed by:

*Shawna Goodwin*

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**President Signature**

12/5/2025

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**DATE**

Signed by:

*[Handwritten Signature]*

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**Secretary Signature**

12/5/2025

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**DATE**