

Regular Board of Directors Meeting
January 19, 2020

MINUTES

Pursuant to call, a Regular Meeting of the Myrtle Beach Resort Homeowners Association, Inc. Board of Directors Meeting was conducted on Sunday, January 19, 2020, commencing at 9:00 AM, in the B Building Conference Room located at 5905 S. Kings Highway in Myrtle Beach, South Carolina.

1. Opening Comments

The following *Directors of the Association* were present in person for discussion: Jeff Richardson, Robert Rosencrans, Lori Niedzwecki, Nancy Moore and Kenneth Moss. Also in attendance was Barbara Johnson, Association Manager; Amanda McManus, Administrative Manager; and Elaine Campbell, Financial Preparer from Empress Management; Tom Franklin, On-Site Maintenance Manager from Four of A Kind, and Association Attorney, Robert E. Lee.

2. Reports

A. Financial Report – December 31, 2019 - Elaine Campbell

Mrs. Campbell reviewed the December 2019 financials, and reported on the un-audited year-end figures. She reported that the association was under budget by approximately \$30,000, but over budget in General and Administration by approximately \$62,000. She reported that most of this is the result of legal fees and additional costs associated with additional Board Meetings.

B. Maintenance Report – Four of a Kind – Tom Franklin

C. Management Report – Barbara Johnson

Ms. Johnson addressed the membership and spoke of the necessity for all of the associations to work for the benefit of the Myrtle Beach Resort Community.

3. Old Business

A. Security:

Kenneth Moss reported that the Board has researched options for new guest registration software system. Upon a motion by Jeff Richardson, seconded by Lori Niedzwecki and unanimously approved, it was;

MOVED: To accept on contingency ABDI software proposal and Carolina Time gate equipment proposal with further negotiations in positive manner within the month with Ken Moss's support, and include a retainer in the contract. Further an exit gate will be installed with a magnetic loop.

Ken Moss stated that the Tekwave system used by Securitas was leased and was shut off when Securitas left the property, so the owner reservations are no longer accessible.

Mr. Moss stated that the Board interviewed several security companies and has selected ASG Security as a guard service through the end of 2020.

B. A Building Removal of Beach Access Gate:

Mr. Moss stated that the A Building Board has authorized the removal of the beach access gate. He reported that Mr. Lee, the MBR Association attorney is currently speaking with the A Building attorney in this regard.

C. Murphy Lawsuit:

Mr. Moss stated that Allegiant Property Management has now been added in the lawsuit as the unit where the injury occurred was under their rental program. Mr. Moss stated that the MBR HOA is being defended by GL insurance coverage.

D. Selling HOA Kubota Tractor:

Mr. Moss stated that the Board has discussed the Kubota tractor and determined that it is not used that often and should be sold. The Board is going to hold a silent auction at the April HOA Meeting and will hold a reserve of \$12,000, and the tractor will be sold to the highest bidder.

E. MBHOA Office Second Floor Storage Units:

Ms. Johnson reported that only one of the 2nd floor storage units is rented at this time. The Board is going to discuss if they will continue to rent the 2nd floor storage units.

F. Simply Vote Owner Survey – motorcycle and trailer fees:

The Board discussed allowing the owner to voice opinion about the collection of motorcycle and trailer fees for 2021. The Board discussed using Simply Vote and upon a motion by Nancy Moore, seconded by Lori Niedzweicki, and unanimously carried it was;

MOVED: *To sign up for a plan with Simply Vote to serve as an online voting program for owners to voice their opinion, and Kenneth Moss will create the wording for the vote.*

The Board discussed the 2020 motorcycle and trailer fees and Upon a motion by Jeff Richardson, seconded by Nancy Moore and carried (Lori Niedzweicki - no, Robert Rosencrans – no, Nancy Moore – yes, Jeff Richardson – yes, Kenneth Moss – yes), it was;

MOVED: *To charge \$100 for trailers in 2020. There would be no charge for motorcycles as they are a mode of transportation.*

G. Spectrum Cable Box Installation:

Ms. Johnson reported that the information for the Spectrum cable box conversion has been provided to the owners. She stated that the installation will begin on February 3, 2020 in the Renaissance Tower. She emphasized that the equipment was ordered as reported on the TV survey provided by each building. Ms. Johnson stated that the cable boxes are being blocked so guests cannot order additional services.. She stated that the 411 (information service) on the phones cannot be blocked and owners would be responsible if guests use this service.

H. 2020 Management Contract – HOA Office Use:

Mr. Moss stated he will contact Sarah Morrow of Empress Management to obtain a new management proposal. The Board decided they will discuss new proposals from Four of a Kind as well.

I. 2020 Resort Fee:

There were many complaints voiced by the membership regarding charging a resort fee. Mr. Moss stated that the HOA has to make up the shortfall in some fashion. The Board will continue to discuss.

4. New Business

A. Trash Dumpster for Owner Use:

No discussion or action at this time.

B. Allegiant Request for Glass Tinting at Galley:

Ms. Johnson reported that Allegiant submitted a request to tint the glass in the Galley Restaurant. The Board has asked Allegiant to submit a sample of the product they wish to use so it can be provided to the Renaissance Tower Board.

C. B Building Fountain:

The Board agreed that the MBR should pay for the replacement of the B Building fountain.

D. Hail Damage to HOA Roofs and Roof Quote:

Lori Niedzweicki stated that the Five Seasons roofs sustained hail damage and they had the roofs replaced for the insurance deductibles. She provided the information to the HOA Manager.

E. Maintenance Area Insurance:

Ms. Johnson reported that she has dropped insurance coverage on the maintenance area through the MBR HOA, and advised that Five Seasons needs to be sure the insurance coverage is through them for that area.

Upon a motion by Robert Rosencrans, seconded by Lori Niedzweicki and unanimously carried the Board entered into executive session at 1:47 PM.

Upon a motion by Nancy Moore, seconded by Robert Rosencrans and unanimously carried the Board reconvened the meeting at 2:37 PM.

F. Other:

The Board discussed office use for the upstairs units as people are not renting them for storage. The Association attorney will draft information to be offered to the other management companies.

5. Adjournment

With there being no further business to discuss, upon a motion by Mrs. Moore, seconded by Mrs. Niedzweicki and unanimously carried, it was;

MOVED: To adjourn the meeting at 2:41 PM.

Meeting Commenced: 9:00 AM
Meeting Adjourned: 2:41 PM

Prepared by Empress Management

and submitted for:

Jeff Richardson, Association Secretary

Approved By:

Kenneth Moss, MBR HOA President