

Special Board of Directors Meeting
December 16, 2020

MINUTES

Pursuant to call, a Special Meeting of the Myrtle Beach Resort Homeowners Association, Inc. Board of Directors was held on Wednesday, December 16, 2020, commencing at 4:00 PM, in the B Building Conference Room located at 5905 S. Kings Highway in Myrtle Beach, South Carolina, and virtually via Zoom.

1. Opening Comments

The following *Directors of the Association* were present in person: Robert Rosencrans, and Lori Niedzwiecki. Jeff Richardson, Nancy Moore, and Kenneth Moss participated via zoom. Also in attendance in person was Barbara Johnson, Association Manager. Participating via zoom was Association Attorney Robert E Lee and Palmer Payne, Administrative Manager from Empress Management. Guests in attendance in person were Ocean Front Spa Board Member, Jim Perkins, and Renaissance Tower Board Member, Renee Cypher. Ocean Front Spa Board Member George Williams participated via zoom. Barbara Johnson stated that a quorum was established, and Mr. Moss called the meeting to order.

2. Business

A. Balance Owed by Renaissance Tower

Kenneth Moss explained to the Board that Renaissance Tower owes Myrtle Beach Resort HOA \$116,357.74 in unpaid dues. Jeff Richardson disagreed explaining that the MBR Board reached a settlement and all the funds owed to Myrtle Beach Resort were paid by Renaissance Tower. Mr. Moss informed the Board of the statute of limitations regarding these unpaid dues, and that they expired December 31, 2020. After much discussion, it was decided that Jeff Richardson should inform the Renaissance Tower Board about the balance owed. Robert E Lee requested that Renaissance Tower sign a tolling agreement through Robert Lee's law office by 5:00 PM on December 21, 2020. Kenneth Moss explained to the Board that if this agreement is not signed on or before this date, that the Master Association will have no choice but to file a lawsuit against the Renaissance Tower. Mr. Moss explained that the Master Association must file this suit at that time to prevent the A Building and the 5 Seasons from filing a lawsuit against MBR HOA for not collecting payment from the Renaissance Tower. Mr. Moss reiterated to the Board the importance of filing the lawsuit if the Tolling Agreement is not signed.

B. Entry Gate Removal – Elvis Quote

Barbara Johnson explained that while the Board voted to remove the iron entry gates at the Resort, she needs further direction as to where the gates are to be stored when removed, as there is nowhere to put them on the property. She advised that the Peddler's Market was contacted, to see if they were interested in taking the gates for free. They stated the gates were in such bad shape they were not interested. Further

discussion ensued regarding storage of the gates. Upon a motion by Lori Niedzweicki, seconded by Nancy Moore and unanimously approved, it was;

MOVED: *To approve the quote from Elvis Welding to remove the entry iron gates from the property and dispose of them at the price of \$2,325.00.*

C. Electric for B Building and RT Fountain

Barbara Johnson informed the Board that the underground wiring for the two ocean front fountains at the B Building and the Renaissance Tower is deteriorated and shorted out, and the wiring needs to be redone for the fountains to work. Upon a motion by Nancy Moore, seconded by Jeff Richardson and carried (Lori Niedzweicki - yes, Robert Rosencrans – no, Nancy Moore – yes, Jeff Richardson – yes, Kenneth Moss – yes), it was;

MOVED: *To obtain 2 additional quotes and proceed with the lowest cost to have the electrical wiring redone. If item is included in reserve study the item should be paid from reserves.*

D. Landscaping Proposals

Ms. Johnson stated that the Board previously received the landscaping quotes, and the Yard Man’s proposal would be reduced to \$1300 per month since the A Building and Five Seasons also have a landscaping contract with them. Discussion ensued, and upon a motion by Nancy Moore, seconded by Lori Niedzweicki and unanimously approved, it was;

MOVED: *To contract with The Yard Man for MBR landscaping services at a cost of \$1300 per month.*

E. RFID Stickers for Owners

Barbara Johnson requested that the Board make a decision with regard to the number of RFID Stickers owners can purchase even if they own multiple units. Kenneth Moss asked how these will be put into the Lift Master system, and Ms. Johnson explained Empress would be entering the information. Mr. Moss asked if Empress Management will be charging for the administrative work that this will require, and Ms. Johnson stated this was outside the contracted duties so there would be an additional charge from Empress Management. The Board agreed to limit the owners to two per condo at a cost of \$25.00 each. The Board further decided that owners must supply their vehicle registration as well as complete an application for each sticker purchased. The Board decided that the stickers would be renewed annually and requested that Barbara Johnson work with Attorney Lee to develop the form with legal verbiage that the stickers are strictly for owners. The Board requested that the gates be operational by January 31, 2021.

F. Boardwalk Repairs / Replacement

G. Other

Allegiant Electric Bill

Jeff Richardson explained that Allegiant’s electric bill for the Quarterdeck Bar has been paid by the Renaissance Tower and they have sent an invoice to the Master Association to be forwarded to Allegiant. He stated that payment needs to be received by January 16, 2021 or the meter would be shut off. He further stated that Allegiant must have the meter in their name. Mr. Richardson agreed to send a letter to Allegiant informing them of this course of action.

Providing Security Through the Master Association

Lori Niedzwiecki explained that security can be provided to all the sub-regimes through the Master Association at the same cost as what is budgeted for 2021. Nancy Moore expressed that Ocean Front Spa is not interested in sharing security throughout the resort and they will continue to provide their own.

H. Schedule Next Board Meeting

The next meeting for the Myrtle Beach Resort HOA Board of Directors will be held in the B Building and via zoom on Sunday, January 17, 2021 at 10AM.

I Adjournment

With there being no further business to discuss, upon a motion by Nancy Moore, seconded by Lori Niedzwiecki and unanimously carried, it was;

MOVED: To adjourn the meeting at 6:27 PM.

Meeting Commenced: 4:00 PM

Meeting Adjourned: 6:27 PM

Prepared by Empress Management and
Submitted For:

Jeff Richardson, Association Secretary

Approved By:

Kenneth Moss, MBR HOA President