

Regular Board of Directors Meeting  
February 17, 2019

**MINUTES**

Pursuant to call, a Special Meeting of the Myrtle Beach Resort Homeowners Association, Inc. Board of Directors Meeting was conducted on Sunday, February 17, 2019, commencing at 1:30 PM, 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 Niedzwiecki, and Kenneth Moss. Board Member Nancy Moore attending via conference call until 2:10 PM after which Jim Perkins represented OFS for the remainder of the meeting per her written instruction. Also in attendance was Barbara Johnson, Association Manager from Empress Management and Attorney, Robert E. Lee. MBR owners present in person are documented by attached sign in sheet

**2. Minute Approval**

Kenneth Moss stated that it was important for the Board to approve their meeting minutes in a timely fashion. It was noted that the Regular Meeting Minutes of September 18, 2016, the Special Meeting Minutes of October 10, 2016 and the Special Meeting Minutes of November 22, 2016 were all approved at the January 29, 2017 Regular Board Meeting. Discussion ensued and upon a motion by Nancy Moore, seconded by Jeff Richardson to approve the January 29, 2017 Regular Meeting Minutes as written and excluding the Executive Session. This motion was then withdrawn.

**Special MBR Meeting Minutes – December 21, 2018**

Upon a motion by Jeff Richardson, seconded by Lori Neidzweicki and unanimously carried it was:

**MOVED: To approve the minutes of the MBR Special Meeting December 21, 2018 as corrected.**

**Regular MBR Meeting Minutes – February 2, 2019**

Upon a motion by Nancy Moore, seconded by Lori Neidzweicki and carried 4-1 it was:

**MOVED: To approve the minutes of the MBR Regular Meeting February 2, 2019 as amended.**

Board Members stated that they would like for Nancy Moore as the MBR Secretary to listen to the meeting minute tapes to determine accuracy of the 2017 Meeting Minutes. It was noted that the September 30, 2017 Meeting Minutes were approved at the October 29, 2017 Regular Meeting. It was also noted that the April 30, 2017 Meeting Minutes were not accurate as presented, as there were no officers selected until September 2017.

**3. Old Business**

**2019 Revised Operating Budget:**

Ms. Johnson presented the Board Members with a copy of the 2019 MBR Operating Budget as approved at the Budget Workshop and subsequent meeting on February 2, 2019. She reported that the 2019 coupons had been prepared and mailed to the individual sub-regimes and a statement was mailed for the combined difference of the January and February dues.

**First Service Residential Lease Agreement:**

Mr. Lee stated he would schedule a meeting with Art Justice of Turner Padgent, legal counsel for Allegiant and he and Kenneth Moss would discuss the matters in question and will discuss with the Board following their meeting.

**2019 MBR Operating Budget-modification:**

After discussing the budget options presented by management in the workshop, upon a motion by Mr. Richardson, a second by Mrs. Niedzwiecki, and with unanimous approval it was;

**MOVED:** *To modify the approved 2019 Operating budget as discussed at the Budget Workshop held on Saturday, February 2, 2019.*

**Renaissance Tower Liens:**

Mr. Lee reported that fines are not assessments, therefore there are no actions to propose at this time. There may or may not be any resolutions.

**MBR Rules & Regulations:**

The Board discussed that Mr. Lee will review the current rules & regulations. Mrs. Niedzwiecki suggested a Pet Policy that can be enforced resort wide.

**Spectrum Cable- Channel Reception & Phone Service:**

Ms. Johnson reported that she has requested information from Spectrum following the meeting and the Spectrum representatives have not responded. Mr. Lee stated he will review the contract to provide options to the Board.

**Open Insurance Claim:**

Ms. Johnson reported that the insurance claim from the September 23, 2015 lawsuit with First Services is still open and will provide further information when available.

**Water Park Renovations:**

Ms. Johnson reported that the Lazy River has been stripped and shelled, and tile is currently being laid. Mrs. Johnson also reported that there is a wiring issue with the pump system in the pool room, the current fuses are of high amperage and causing circuits to trip. Ms. Johnson presented a proposal from Durso Electric to make repairs for a total of \$2,430.00. After review, upon a motion by Mrs. Niedzwiecki, seconded by Mrs. Moore, and with unanimous approval, it was;

**MOVED:** *To accept the Durso Electric proposal to replace the necessary wiring in lazy river pool house. Not to exceed \$2,500.00.*

**4. New Business****Front Gate Damage & Purchase of Reserve Gate Arms:**

Ms. Johnson reported an estimated cost of \$501.63 for the gate and \$150.00 for labor to replace and repair the damage caused by Allegiant staff. The Board agreed that Allegiant should be invoiced for the cost of the gate arm and labor. The Board discussed that a spring release gate is the best option for the resort, and requested that Ms. Johnson obtain pricing. Ms. Johnson stated that the gate system should be fully functional again by February 4, 2019.

**Beachfront Gate at the A Building:**

Discussion ensued regarding the hours the beach front security gates would be locked. It was suggested that they all be locked from dusk to dawn. Upon a motion by Mr. Richardson, seconded by Mrs. Moore, and with unanimous approval, it was;

**MOVED:** *To finalize installation of gates and that each regime will determine the hours the gates in front of their respective property will be locked.*

**Selection of 2018 Year End Auditor:**

The Board reviewed the proposals received for the 2018 year-end audit. Discussion ensued, and upon a motion by Mrs. Moore, seconded by Mrs. Niedzwiecki, and unanimously approved, it was;

**MOVED:** *To hire The Hobbs Group to complete the MBR HOA 2018 Year End Audit for a total of \$5,250.00.*

**Ocean Front Spa Fountain Repair:**

During the monthly inspection, it was noted that the Flake fountain in front of the B Building was not running. Upon discussion, the Board approved the repair quote from Clear Lakes. Upon a motion by Mrs. Moore, seconded by Mr. Richardson, and unanimously approved, it was;

**MOVED:** *To repair the fountain in front of the B Building.*

**Robert E. Lee Invoice Approval:**

Ms. Johnson presented an invoice from The Robert E. Lee Law Firm in the amount of \$5,420.50 for 29.3 hours. After review, upon a motion by Mrs. Niedzwiecki, seconded by Mrs. Moore, and unanimously approved, it was;

**MOVED:** *To approve the invoice for \$5,420.50 for 29.3 hours and process payment to The Robert E. Lee Law Firm.*

**Other:**

The board discussed contacting HTC business class to inquire about a contract for all the association business phone service to include the Master Association and all the sub-regimes.

**5. Schedule the Next Meeting**

The Board scheduled a Special Board Meeting on Sunday, February 17, 2019 at 1:30 PM in B Building conference room to follow up on some of the outstanding items of business.

**6. Adjournment**

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

**MOVED:** *To adjourn the meeting at 4:18 PM.*

Meeting Commenced: 2:30 PM

Meeting Adjourned: 4:18 PM

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Nancy Moore, Association Secretary

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Kenneth Moss, MBR HOA President

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