

Special Board of Directors Conference Call Meeting
March 6, 2020

MINUTES

Pursuant to call, a Special Meeting of the Myrtle Beach Resort Homeowners Association, Inc. was scheduled in accordance with *Article IV, Section 5* of the Myrtle Beach Resort HOA Master Deed dated April 25, 1991. The Board of Directors Meeting was conducted by teleconference on Friday, March 6, 2020, commencing at 6:00 PM.

Call to Order: President Ken Moss at 6:05 PM

In attendance: Nancy Moore, Robert Rosencrans, Jeff Richardson Lori Niedzweicki, and Kenneth Moss.

Others in attendance were: Robert E. Lee (attorney of HOA) and Barbara Johnson (Empress Management).

1. Disclosure Notice from Mr. Moss
Disclosure notice was sent to the B Building and Renaissance Tower at Attorney Hal Bellamy's request.
2. Amenities Fee/Special Assessment
Mr. Moss stated that he received a letter from Charlie Jordan stating it was his opinion that the resort fee was not permitted, and the A Building owners would not pay it. Mr. Moss stated it would not be fair for the other regimes to pay if the A Building owners didn't. Discussion ensued and upon a motion by Kenneth Moss, seconded by Lori Niedzweicki and unanimously carried it was:

MOVED: To modify the 2020 Myrtle Beach Resort operating budget to include an additional \$300 per unit and to send one coupon to each regime that the extra fees are due August 31, 2020.

3. Gate Equipment
The Board discussed the installation progress of the gate equipment. The Board also asked how long before ABDI could install the software. Ms. Johnson stated that ABDI would not commit to a time. The Board decided to obtain another quote for software.

Ms. Johnson stated that she has seen a guest driving a wheelchair through the gate, and this is not safe. She suggested that the sidewalk behind the gate be converted to a handicap ramp. The Board agreed a handicap compliant ramp should be installed. Upon a motion by Lori Niedzweicki, seconded by Robert Rosencrans, and unanimously approved, it was;

MOVED: To install an ADA complaint handicap ramp behind the guard house at a cost not to exceed \$3,000.

4. Entry Gate Lights
Kenneth Moss reviewed the invoice for the entry gate lights, and he stated that the HOA was overcharged. He requested that Ms. Johnson ask for an adjusted invoice or the HOA will not utilize the company again.

5. Allegiant Violations from Horry County Inspection in B Building
Ms. Johnson reported that the laundry area at the B building had received several violations that have to be corrected by Allegiant. A copy of the inspection report was forwarded to Paul Williams.

6. MD Roofing Contract & Insurance
The Board reviewed the proposal from MD Roofing for the replacement of five roofs (MBRV Office, HOA Office, Guard House, Snack Shack and Quarterdeck). The Board reviewed the funds from the insurance claims for the same. Upon a motion by Lori Niedzweicki, seconded by Nancy Moore, and unanimously approved, it was;

MOVED: That the Board would accept the proposal from MD Roofing for the replacement of the five roofs and use the same color shingles as Five Season, and further that Mr. Moss would sign the insurance claim proof of loss.

7. Spectrum Cable Boxes
Ms. Johnson stated that she is requesting cable boxes for the common areas of the individual regimes to be part of the negotiations with Spectrum for the cable/ wifi contract proposal.

8. Murphy Lawsuit
Barbara Johnson reported that the Myrtle Beach Resort HOA has been officially dropped from the Murphy Lawsuit.

9. Simply Vote
Barbara Johnson reported that she is ready to proceed with Simply Vote but she has not received the verbiage to send the information to the owners.

10. Other
Tractor Sale
The Board discussed the tractor sale, and the Board changed the reserve to \$13,500.

Mr. Moss stated that there has been a request for the Kenneth Moss and Robert E Lee invoices. Mr. Moss stated that the invoices cannot be released.

Adjournment

With there being no further business to discuss, upon a motion duly made, seconded and unanimously carried, it was;

MOVED: To adjourn the meeting at 9:58 PM.

Meeting Commenced: 6:00 PM

Meeting Adjourned: 9:58 PM

Prepared by Empress Management
and Submitted For:

Jeff Richardson, MBR HOA Secretary

Approved By:

Kenneth Moss, MBR HOA President