

Special Board of Directors Meeting  
May 19, 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 on Tuesday, May 19, 2020, commencing at 2:00 PM, in the B Building Conference Room located at 5905 S. Kings Highway in Myrtle Beach, South Carolina.

**Call to Order**

Board Members In attendance in person were: Nancy Moore and Lori Niedzwiecki. Board Members who participated by phone were, Jeff Richardson, Kenneth Moss, and Robert Rosencrans. Others in attendance were: Robert E. Lee (HOA attorney) via conference call, and Palmer Payne Administrative Manager from Empress Management via conference call, Barbara Johnson, Association Manager was present in person.

Kenneth Moss stated a quorum was established and he called the meeting to order.

**Association Business**

**A. DHEC Regulations Regarding Pools:**

Mr. Moss stated that the Association would monitor the DHEC Regulations weekly and advise if the regulations change. Due to the pandemic and lack of insurance coverage the Board decided to keep the water features closed.

Robert Rosencrans asked if the Association could put chairs out at the lazy river to allow owners and guests to sunbathe. Discussion ensued and upon a motion by Nancy Moore, seconded by Lori Niedzwiecki and carried (Nancy Moore – yes, Lori Niedzwiecki – yes, Jeff Richardson – yes, Robert Rosencrans – No, Kenneth Moss – Yes) it was;

**MOVED: To keep the lazy river water park completely closed.**

**B. Gate Entry System:**

The Board discussed the cost of the RFID Stickers and determined they would allow owners to purchase them for \$25 each. They will also determine if vendors and cleaning people will be allowed to purchase them.

The Board discussed entry into the property and is concerned with a back-up at the gate during the busy season. Upon a motion by Jeff Richardson, seconded by Nancy Moore it was;

**MOVED: To keep the lazy river water park completely closed.**

**The motion failed to pass** (Jeff Richardson – Yes, Nancy Moore- Yes, Lori Niedzwiecki – No, Robert Rosencrans – No, Kenneth Moss – No).

The Board requested that Carolina Time participate in the next meeting.

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The Board discussed having passes issued to guests in advance of check-in. Upon a motion by Kenneth Moss, seconded by Jeff Richardson, and carried (Kenneth Moss – Yes, Jeff Richardson – Yes, Lori Niedzwiecki – No, Nancy Moore – Yes, Robert Rosencrans – No) it was;

**MOVED:**            ***To use the current method for parking passes and have them printed in the guard house when the guests arrive.***

**C. Kobota Tractor:**

The Board discussed that the Kobota Tractor is not needed and should be sold. The Board determined they would hold a reserve of \$12,000 and notify all owners that the tractor is for sale. The bids should be submitted to Kenneth Moss at [kennethmoss@wvpeplaw.com](mailto:kennethmoss@wvpeplaw.com) and the deadline for submitting is 5-28-20.

**D. Other:**

The Board is concerned with people walking into the property with beach chairs, the Board requested that the security office open their rear blinds so they can observe people better.

**Schedule the Next Meeting**

The next meeting is scheduled to be held on Friday, May 29, 2020 at 9:00 AM at the B Building Conference Room.

**Adjournment**

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

**MOVED:**            ***To adjourn the meeting at 5:16 PM.***

Meeting Commenced: 2:00 PM  
Meeting Adjourned: 5:16 PM

Prepared by Empress Management  
and Submitted for:

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Jeff Richardson, Association Secretary

Approved By:

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Kenneth Moss, MBR HOA President