

Special Board of Directors Meeting
August 26, 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 Wednesday, August 26, 2020, commencing at 3:00 PM, in the B Building Conference Room located at 5905 S. Kings Highway in Myrtle Beach, South Carolina.

Call to Order: President Ken Moss established a quorum and called the meeting to order at 3:05 pm.

Board Members In attendance: Nancy Moore and Lori Niedzweicki were present in person. Robert Rosencrans, Jeff Richardson and Kenneth Moss participated via conference call.

Others in attendance were: Robert E. Lee (attorney for MBR) via conference call, and Barbara Johnson (Association Manager) in person. Nick Danikas and John Conner from Carolina Time participated via conference call. B Building Board President, Jim Perkins, also attended by conference call.

Association Business

A. Security

1. Liftmaster Software/Entry Codes

John Conner of Carolina Time stated that the guest management system will generate a front gate entry code good for the duration of the guest reservation. He advised the Board that the beach access gates would have to have a universal code to share with everyone, and suggested it be changed monthly. The Board Members stated that they were told one code would be issued to the guests and it would work the front and beach gates. Nick Danikas of Carolina Time stated that the Board could consider the purchase of guest hang tags in lieu of the guards providing a parking pass to guests upon their arrival. The guest hang tags are RFID readers and could be assigned to each condo and left for the guests to hang in their car upon arrival at the Resort. Ms. Johnson stated that she received a proposal of \$15,003 for 2,200 hangtags. The fee could be set at \$30.00 for a replacement tag. The Board asked how long it will take to obtain the passes and Mr. Danikas will check and follow-up with management. Mr. Moss asked if there was any feedback from the owners from recent email blasts. Ms. Johnson stated that there have been a number of phone calls and emails with owners complaining that the pools at A Building and Five Seasons are not open and the owners are losing rental income as a result. Ms. Johnson reported that there was only one complaint about no furniture at the water park.

B. Security Cameras:

The Board reviewed the proposal from ASG Security Services for the purchase of security cameras for the gate area, and then discussed the proposal for leasing cameras from Contract Data. Discussion ensued, and upon After discussing the budget options presented by management in the workshop, upon a motion by Mr. Richardson, seconded by Mrs. Niedzweicki, 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 and to survey the owners as to their opinion on how the Association will replace the \$300,000 shortfall from 2018.*

The Board determined that the Lee Disposal Compactor contract would be paid by Five Seasons and the A Building, Renaissance Tower and the B Building would pay for their own respective trash services for 2019. The cost of the grounds dumpster would be paid by all regimes with Allegiant contributing 5%. In addition, Five Seasons and A Building would reimburse the MBR \$44,000 for trash expense less 5% which is owed by Allegiant. Allegiant would also be invoiced for 5% of B Building trash expense.

D. 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.

E. 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.

F. 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.

G. 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.

H. Water Park Renovations:

Ms. Johnson reported that the Lazy River has been stripped and shelled, and tile is currently being laid. Ms. 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 in addition to the incorrect gage wiring was used. 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 issues in lazy river pool house. Not to exceed \$2,500.00.

3. Schedule the Next Meeting

The next meeting is scheduled to be held on Sunday, September 27, 2020 at 9:00 AM at the Market Commons recreation center.

4. 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 5:22 PM.

Meeting Commenced: 4:00 PAM
Meeting Adjourned: 5:22 PM

Prepared by Empress Management for:

Jeff Richardson, Association Secretary

Approved By:

Kenneth Moss, MBR HOA President