

Regular Board of Directors Meeting  
January 16, 2022

**MINUTES**

Pursuant to call, a Regular Meeting of the Myrtle Beach Resort Homeowners Association, Inc. was held on Sunday, January 16, 2022, commencing at 9:00 AM, 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 Board Members were present in person: Brent Whitesell, Nancy Moore, and Kenneth Moss. Participating via zoom was Board Member Lori Niedzwiecki and John Harrington who was representing the A Building in John Kenny's absence. John Harrington was not officially appointed by the A Building Board in writing in advance of the meeting, so he was unable to vote, but was permitted to state the A Building position. Association Attorney Robert E Lee and Association Manager Barbara Johnson were present in person. Linda Sunday, Administrative Manager from Empress Management was also present via zoom.

Guests in attendance in person were OFS Board Member; Jim Perkins, and RT Board Member; Renee Cypher. Barbara Johnson stated that a quorum was established, and Mr. Whitesell called the meeting to order.

**2) Approval of Minutes**

**A. Special Meeting – November 1, 2021**

Upon a motion by Kenneth Moss, seconded by Nancy Moore and carried (Kenneth Moss – yes, Nancy Moore – yes, Brent Whitesell – yes, Lori Niedzwiecki – abstained as she was not at the meeting); it was:

**MOVED; to approve the Minutes of the Special Board Meeting held on November 1, 2021.**

**B. Special Budget Meeting - November 9, 2021**

Upon a motion by Kenneth Moss, seconded by Nancy Moore and carried (Kenneth Moss – yes, Nancy Moore – yes, Brent Whitesell – yes, Lori Niedzwiecki – yes), it was:

**MOVED; to approve the Minutes of the Special Board Meeting held on November 9, 2021.**

**3) Reports**

**A. December 2021 Financials**

Barbara Johnson reviewed the December 2021 Financials. She reported that as of December 31, 2021, there was \$45,559.88 in the Operating Account and \$817,758.62 in the Reserve Account.

Mr. Moss had questions on the Spectrum costs. Ms. Johnson explained that the Spectrum contract includes a 5% annual increase.

**4) Old Business**

**A. RT Liens**

Ms. Johnson stated that there are currently three (3) liens filed against Myrtle Beach Resort by the Renaissance Tower in the amount of \$25,303.06. The Board tabled this discussion.

**B. Boardwalk Replacement**

The Board discussed that the liens are supposed to be removed when the MBR HOA builds the new RT boardwalk. The Board is waiting for RT to submit their plan. Lori Niedzwiecki reminded the Board that a decision has to be made with regard to the Quarterdeck bathrooms.

**C. HOA office AC Unit Proposals**

Mr. Whitesell reviewed all four proposals for the replacement of both air conditioning units in the HOA office. Discussion ensued, and upon a motion by Kenneth Moss, seconded by Lori Niedzwiecki and unanimously approved (Kenneth Moss – yes, Brent Whitesell - yes, Lori Niedzwiecki – yes, Nancy Moore – yes, John Harrington -offered no A Building position) it was:

**MOVED; to accept the proposal from Harding’s Air Conditioning for two (2) air conditioning units in the amount of \$8,333 upon the condition that the quote includes the replacement of the air handlers also.**

**D. Snake Chaser Contract**

The renewal quote was reviewed by the Board and discussion ensued, upon a motion by Nancy Moore, seconded by Kenneth Moss and unanimously approved (Nancy Moore- yes, Kenneth Moss – yes, Lori Niedzwiecki – yes, and Brent Whitesell – yes, John Harrington – offered no A building position) it was:

**MOVED; to renew the contract with the Snake Chaser in the amount of \$3,600.**

**E. Storm Water Management**

The Board discussed that the ponds on the property are overdue to be excavated, which could cause flooding throughout the community during periods of heavy prolonged rain. A motion was made by Nancy Moore, seconded by Kenneth Moss and carried (Nancy Moore – yes, Kenneth Moss – yes, Brent Whitesell – yes, Lori Niedzwiecki – no, John Harrington – A position -no) it was:

**MOVED; approved to hire Construction Consulting Associates to proceed with the excavation of the Renaissance Tower Pond at a cost of \$161,460 and the Five Seasons Pond at a cost of \$32,425 for storm water management.**

**F. Waterpark Deck Re-Surfacing/Pavers**

Ken from Ken's Pools joined via zoom to answer questions on paver size and durability. He stated that the materials would take one month to order, and he would try to have the job completed by April 15<sup>th</sup>. After confirming that pavers would be the best way to resurface the pool area, a motion was made by Nancy Moore, seconded by Kenneth Moss and carried (Nancy Moore – yes, Kenneth Moss – yes, Brent Whitesell – yes, Lori Niedzwiecki – yes, John Harrington did not offer A building position), it was:

**MOVED; to accept the proposal by Ken's Pool in the amount of \$168,260 to resurface the deck at the Waterpark with pavers.**

**G. Security Coverage & Hours 2022 Season**

**1. ASG Contract**

A motion was made by Nancy Moore, seconded by Kenneth Moss, and carried (Nancy Moore – yes, Kenneth Moss- yes, Lori Niedzwiecki – yes, Brent Whitesell – yes, and John Harrington - A position yes) to:

**MOVED; to accept and sign the ASG Services security contract for 2022 with the hourly rate increase to \$18.88.**

**2. Carolina Time Entry Gate**

Discussion ensued regarding the installation of a parking kiosk. No action was taken at this time.

**H. Pending Lawsuit Updates**

A history of the lawsuits was discussed, and mention was made that so very few of the originators of the lawsuits are still Resort Owners.

**I. Rules and Regulations**

It was discussed that the individual regimes should review and compare the Master rules with their own to be discussed at a call scheduled by the Board.

**J. Other**

No other old business was discussed.

**5) New Business**

**A. Waterpark Opening & Closing Hours of Operations 2022 Season**

The Water Park will open on Friday April 15<sup>th</sup> providing the pavers are complete and the seasonal closing date has been left open at this time. The hours will be from 9am -11pm with an hour to close to sanitize if needed. Four of a Kind staff will monitor the pools from 9AM-5PM and from 5PM – 11PM the ASG Staff will monitor the pool.

**B. Security Coverage and Hours for the 2022 Season**

It was discussed that there will be a guard in the guardhouse 24 hours a day seven days a week year-round. The contract also provides for the following:

- Additional gate guard year-round for 8 hours a day 11AM – 7PM Thursday – Sunday each week.
- Roving guard year-round seven days a week 11PM-7AM
- Roving guard 7 days a week 5PM-1AM from April – September

**C. HOA Building Engineers Report Foundation Flooding**

The Board tabled this for now, they would like a quote from Construction Consulting Associates.

**D. TD Bank – Mailbox Deposits**

Upon a motion by Kenneth Moss, seconded by Nancy Moore and unanimously carried (Kenneth Moss – yes, Nancy Moore – yes, Lori Niedzwiecki – yes, Brent Whitesell – yes, John Harrington offered no A position), it was:

**MOVED; to close the bank account with TD bank and deposit the funds in the existing Truist account.**

**E. Property Survey Quotes**

This was tabled.

**F. Other**

No other business was discussed.

**6) Owner Questions:**

Mr. Whitesell read some of the owner questions that were sent to him. He answered the bulk of them via individual email. There were a lot of comments regarding being allowed in the property.

**7) Schedule Next Meeting**

The next meeting will be held on an as called basis.

**8) Adjournment:**

With there being no further business to discuss, upon a motion by Kenneth Moss, seconded by Nancy Moore and unanimously carried, it was:

**MOVED: To adjourn the meeting to executive session at 2:20PM.**

Meeting Commenced: 9:00 AM  
Meeting Adjourned: 2:45 PM

Prepared by Empress Management and  
Submitted For:

\_\_\_\_\_  
Nancy Moore, Secretary

Approved By:

\_\_\_\_\_  
Brent Whitesell, President