

Regular Board of Directors Meeting  
January 17, 2021

**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 Sunday, January 17, 2021, commencing at 10:00 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: Robert Rosencrans, Lori Niedzwiecki, Jeff Richardson, Nancy Moore, and Kenneth Moss. Barbara Johnson, Association Manager was also in attendance in person. Participating via zoom was Association Attorney Robert E Lee, Palmer Payne, Administrative Manager and Elaine Campbell, Financial Preparer from Empress Management.

Guests in attendance in person were OFS Board Member, Jim Perkins, and RT Board Members, Laurie Wunderley and Renee Cypher. OFS Board Member George Williams and Walt Glenn with ASG Security participated via zoom. Barbara Johnson stated that a quorum was established, and Mr. Moss called the meeting to order.

**2) Reports**

**A. Security**

**Camera Proposals – Walt Glenn from ASG Security**

Walt Glenn presented a revised camera placement proposal as requested by the Board. Barbara Johnson asked Mr. Glenn if the camera mounted on the OFS roof could be utilized instead of purchasing one for each of the four gates. He stated due to the age of the existing camera and lack of coverage, four cameras are needed in the ocean front area of the property. Mr. Glenn left the meeting at 10:37 AM. Kenneth Moss shared his concerns with regard to camera costs as this expense was not included in the 2021 Budget. Mr. Moss asked the Security Committee to discuss the proposal and report back to the Board at the next meeting.

**B. December 2020 Financials**

Elaine Campbell reviewed the December 2020 Financials. She reported that as of December 31, 2020 there was \$148,966.33 in the Operating Account and \$710,652.07 in the Reserve Account. She reported that the RT balance of \$116,357.74 was added back to the RT account balance. Robert Rosencrans asked why HPR had been issued a late fee. It was his understanding that late fees can only be issued with Board approval. Barbara Johnson explained that the Master Deed details late payments and it is being followed.

Barbara Johnson shared that it had been brought to her attention that MBR HOA has not been paying OFS HPR for their maintenance staff cleaning the bathrooms at \$600 per month, and the two storage closets being used by Allegiant for the last three years. She stated that OFS has provided an invoice

for these costs for three years, neither interest nor late fees were included. Kenneth Moss stated that MBR does not have these funds for these expenses at this time and requested that OFS work with MBR for payment.

**3) Approval of Minutes**

Kenneth Moss instructed the Board to review the minutes presented at the meeting and bring them to the next meeting with any changes so they could be approved.

**4) Old Business**

**A. Entry Gate Removed – Need Stucco Repairs**

Ms. Johnson reported that the gates have been removed but the stucco walls where the brackets were attached are in need of repair. Upon a motion made by Jeff Richardson, seconded by Lori Niedzwiecki and unanimously approved, it was:

***MOVED; to approve the proposal from Quality to repair the Stucco for \$2,500 but solicit two additional bids and proceed with the less expensive proposal.***

**B. Electric for B Building & R T Fountain**

Ms. Johnson informed the Board that additional bids were provided and Carone Electric was the least expensive and had completed the repair.

**C. RT Boardwalk – Temporary Installed**

Ms. Johnson shared the status of the Renaissance Tower temporary Boardwalk repair. This led into discussion about obtaining a scope of work. The Board requested that Engineer Tim Donohue prepare the scope of work, one with wood and the other with composite materials, and this will be provided to three contractors for pricing. After a motion from Jeff Richardson, seconded from Nancy Moore, made to approve Tim Donahue as the engineer to do the scope of work, Kenneth Moss asked that it be ratified at the next meeting.

**D. RFID Stickers for Owners – Entry Gate Activation**

The new gate system was discussed. Barbara Johnson stated she is working with Mr. Lee to finalize the RFID form to be completed by the owners.

**E. RT Dues – Lawsuit Filed**

Kenneth Moss explained the lawsuits recently filed and answered questions from the Board.

**F. Other**

No other unfinished business was discussed.

**5) New Business**

**A. New RT Boardwalk Scope of Work**

Kenneth Moss stated that Engineer Tim Donohue was preparing the scope of work, one with wood and the other with composite materials, and this will be provided to three contractors for pricing. After a motion from Jeff Richardson, seconded from Nancy Moore, made to approve Tim Donahue as the engineer to do the scope of work, Kenneth Moss asked that it be ratified at the next meeting.

**B. 2020 Year End Audit – CPA Firms**

Ms. Johnson reported that she had contacted three audits to obtain a proposal for the 2020-year end audit. One auditor declined, one did not respond and Phillips Currin in North Myrtle Beach provided a proposal of \$12,900 but they cannot start the audit until August 1, 2021. She will continue to request proposals.

**C. MBR Dues Paid to Five Seasons**

Kenneth Moss stated that he would like to know what services the regimes provide for the dues paid to that regime by Myrtle Beach Resort to be discussed at the next meeting.

**D. Pools Opening in 2021**

The Board discussed reopening the pools and what each of their regimes are considering. The OFS Members stated they will discuss opening their pool at the next Board Meeting. They voiced concern that they are the only pool open and they requested that MBR assist with costs associated with the extra staff required to enforce the guidelines. Upon a motion duly made by Jeff Richardson, seconded by Lori Niedzwiecki and majority approved (Jeff Richardson- yes, Lori Niedzwiecki – yes, Nancy Moore – yes, Robert Rosencrans- no, Kenneth Moss – yes) it was:

***MOVED; to approve the expenditure of the security personnel for eight hours a day at the OFS pool through April 1, 2021.***

**E. Annual Meeting**

The Board scheduled the Myrtle Beach Resort Annual Members Meeting on Sunday, April 25, 2021.

**F. Other**

Lori Niedzwiecki requested that the Premier representative be invited to attend the next meeting.

**6) Schedule Next Board Meeting**

The next Board meeting will be held Saturday, February 6, 2021 at 10:00AM.

7) **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 1:39 PM.**

Meeting Commenced: 10:03 AM

Meeting Adjourned: 1:39 PM

Prepared by Empress Management and  
Submitted For:

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Jeff Richardson, Secretary

Approved By:

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Kenneth Moss, President