

Special Board of Directors' Meeting
Saturday, February 6, 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 Saturday, February 6, 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, and Kenneth Moss. Barbara Johnson, Association Manager from Empress Management was also in attendance in person. Participating via zoom was Nancy Moore, Robert Lee, Association Attorney and Palmer Payne, Administrative Manager, from Empress Management.

Guests in attendance in person were OFS Board Member, Jim Perkins, Nick Danakas, and John Conner from Carolina Time and Allen Williams from Premier. OFS Board Member George Williams, and RT Board Members Lori Wunderly and Renee Cypher participated via zoom. Barbara Johnson stated that a quorum was established, and Kenneth Moss called the meeting to order.

2. Reports

A. Security

Gate Entry System Presentation

Carolina Time and Premier

Barbara Johnson informed the Board that she had invited Nick Danikas, John Conner and Allen Williams to the meeting to answer any questions the Board had regarding the new entry gate system. A lengthy discussion ensued. Kenneth Moss instructed the Board to email Nancy Moore what they are wanting from the new system. Ms. Moore will compile the Boards' wishes and send them to Carolina Time by Tuesday, February 9th.

Nick Danikas, John Conner, and Allen Williams left the meeting at 11:20 AM.

B. December 2020 Financials

Barbara Johnson reviewed the January 2021 Financials.

3. New Business

A. Mulch

Ms. Johnson shared mulch proposals from Four of a Kind and Yard Man. The Board discussed the proposals, then directed Ms. Johnson to contact Rubber Mulch

Warehouse to get a quote for the purchase of dark brown rubber mulch for placement throughout the property.

4. Approval of Minutes

Kenneth Moss instructed the Board to review the minutes presented at the previous meeting, and email Barbara Johnson with corrections to be made. Mr. Moss stated the minutes are to be approved at the next meeting.

The meeting was recessed from 11:40 AM to 11:48 AM so members could take a brief break and Kenneth Moss reconvened the meeting at 11:48 AM.

5. Old Business

A. Security

1. Gate Entry System

The Board discussed whether they would require guests to use of RFID hang tags or laminated paper hang tags. Ms. Johnson informed the Board that Allegiant agreed to purchase 2500 laminated paper hang tags at a cost of \$1400.00 with their advertisement on the back, but the RFID hang tags could also have an advertisement placed on the back to help offset costs. Upon a motion made by Nancy Moore, seconded by Lori Niedzwiecki and unanimously approved, it was:

MOVED; to approve the use of 2500 laminated paper hang tags with Allegiant paying for their advertisement to be on the back of the hang tag, and these will be used until the supply is depleted.

2. RFID Stickers for Owners

Per discussion from the previous meeting, the Board agreed that each owner may purchase up to two (2) RFID Stickers at a cost of \$25.00 each. The RFID Stickers will expire December 31, 2021.

3. Guest Parking Passes

Ms. Johnson advised the Board that during the rental season there will be congestion in the left lane since guests will not be using RFID hang tags. Discussion ensued, and upon a motion made by Jeff Richardson, seconded by Lori Niedzwiecki and unanimously approved, it was:

MOVED; to approve the expenditure of up to \$4,000 for a second call box from Carolina Time for the right entry gate lane.

4. Gate System Activation

Ms. Johnson informed the Board that the entry gate system is ready. The Board directed Ms. Johnson to email the new system's instructions to the membership once the additional callbox is installed.

5. Camera Proposals

The Board decided to table any discussion concerning the proposals for additional cameras at the guard house at this time.

6. ASG Contract

Ms. Johnson reminded the Board that they still had not signed the 2021 security contract with ASG Security. The Board instructed management to request that ASG Security attend the next meeting to discuss the contract and make recommendations with regard to roving security staff before the contract is signed.

7. Roving Security Hours & Start Date

The Board requested that Ms. Johnson obtain rental guest data from MBRV to present to the Board during the next meeting, so that the Board can plan the best times to schedule roving security.

8. Bike Weeks – Planning

Ms. Johnson informed the Board that the Bike Weeks have not been cancelled. The 2021 bike weeks will be held as follows. The Spring Rally will be held May 7-16, the Atlantic Beach Bike Week will be May 28-31, and The Fall Rally will be held September 27- October 3.

B. Lawsuit – Insurance Coverage

Mr. Lee updated the Board on the current standings of the lawsuits. Mr. Lee informed the Board that Empress Management will be provided with separate counsel. He also updated the Board Members of the limits of the insurance policy coverage and the amount that has been expended to date.

C. RT Boardwalks

1. Temporary

Ms. Johnson informed the Board that the temporary boardwalk has been removed because it was unstable and a trip hazard. Discussion ensued, and Mr. Lee will be drafting a letter to send to the manufacturer in hopes of recovering the funds spent on the temporary boardwalk.

2. New Boardwalk – Scope of Work and Contractors

Mr. Moss stated that he did not approve of Tim Donohue’s scope of work and instructed Ms. Johnson to advise the contractors to not provide a bid until we can provide them with a revised scope of work. Mr. Moss stated he will be contacting Mr. Donohue to address his concerns regarding the current scope of work and will report back to the Board at the next meeting.

3. Tim Donohue Invoice Approval

This discussion was tabled due to Mr. Moss’ plan to address concerns with Mr. Donohue.

D. 2020 Year End Audit Proposals

Ms. Johnson presented the Board with 3 proposals for their year-end audit (**EXHIBITS F, G and H**). Upon a motion made by Jeff Richardson, seconded by Lori Niedzwiecki and unanimously approved, it was:

MOVED; to have the 2020-year end audit prepared by Wayne Fussaro.

E. Five Seasons Dues

Mr. Moss requested clarification from Lori Niedzwiecki as to what services are provided through HOA fees paid by the MBR Master Association to Five Seasons. Discussion ensued, and Lori reported that the Master Association has a reduced fee smaller than any of the unit fees.

F. Opening of Pools

Ms. Niedzwiecki and Mr. Rosencrans informed the Board that the A Building and 5 Seasons' plan to open their pools this year, therefore all Myrtle Beach Resort pools will be open in 2021. Upon a motion made by Jeff Richardson, seconded by Lori Niedzwiecki and unanimously approved, it was:

MOVED; to approve opening the Lazy River Waterpark on March 27th with the same Covid-19 DHEC guidelines used for the waterpark in 2020.

G. Lazy River Lighting

Ms. Johnson shared that due to the water park being closed there is no lighting in the area at night, which is a security concern. Upon a motion made by Jeff Richardson, seconded by Nancy Moore and approved by majority, (Jeff Richardson – yes, Nancy Moore- Yes, Lori Niedzwiecki – yes, Kenneth Moss – yes, Robert Rosencrans – No) it was:

MOVED; to approve the replacement of all lighting surrounding the Lazy River Waterpark and to request that A Building pay the portion of the invoice for the light poles that service their water park pool. Further the Board requested that some of the lighting be wired to remain on when the water park is closed to provide lighting in the area.

H. Pond Dredging

Discussion ensued regarding dredging the ponds. The Board decided to table this discussion until the reserve study is complete.

I. Asphalt Patching and Paving

Along with the pond dredging, the Board decided to table paving discussions until after the reserve study is complete.

J. Other

Mr. Richardson informed the Board of a situation that led to banning a person from the Renaissance Tower. Mr. Lee advised the Board that he opposes the ban.

6. Schedule Next Board Meeting

The next Board meeting will be held Saturday, February 20, 2021 at 9:00 AM.

7. Adjournment

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

MOVED: To adjourn the meeting at 3:06 PM.

Meeting Commenced: 10:06 AM

Meeting Adjourned: 3:06 PM

Prepared by Empress Management and
Submitted For:

Jeff Richardson, Secretary

Approved By:

Kenneth Moss, President