

Organizational Board of Directors' Meeting
May 19, 2022

MINUTES

An Organizational Board of Directors Meeting of the Myrtle Beach Resort Homeowners Association, Inc. was held on Thursday, May 19, 2022, via zoom. A quorum was established to hold the meeting and it was called to order at 6:01 PM, and presided over by Brent Whitesell, Association President with Lori Niedzwiecki serving as Secretary.

1. Attendees

Board Members Brent Whitesell, Robert Rosencrans, Lori Niedzwiecki, Nancy Moore, and Kenneth Moss attended by zoom. Also participating by zoom was Barbara Johnson, Association Manager from Empress Management and Robert E Lee, Association Attorney.

2. Selection Of Officers

The Board voted for Brent Whitesell as the President.

The Board voted for Lori Niedzwiecki as the Secretary.

The Board voted for Nancy as the Treasurer.

Kenneth Moss and Robert Rosencrans will serve as Directors at Large.

3. Business

A. Unpaid Dues:

Kenneth Moss stated reviewed the unpaid dues by the A Building and Five Seasons. He stated that Attorney Charlie Jordan stated the dues would be paid immediately on April 18th. Mr. Moss then stated the Board set a second deadline for payment on Wednesday, April 27th by 5:00 PM, and there was no payment. He stated at this time both associations are two months delinquent, and this demonstrates non-cooperation and non-compliance on behalf of both the A Building and Five Seasons Board Members.

Discussion ensued, and upon a motion by Kenneth Moss, seconded by Nancy Moore and carried (Kenneth Moss- Yes, Lori Niedzwiecki – No, Nancy Moore – Yes, Brent Whitesell – Yes, Robert Rosencrans – Abstained), it was:

MOVED; to waive the 10% late fee for both April and May for A Building and Five Seasons if the delinquent dues, collection fees, admin fees and attorney fees are paid in full by 5:00 PM on Monday, May 23rd. Further if the funds are not paid by 5PM on May 23rd the Board has directed that Attorney Robert E Lee is to proceed to file the liens against the individual unit Owners at the Courthouse.

B. Financial Status of HOA:

It was noted that in the absence of payment from the A Building and Five Seasons for two months, the Board could be facing serious financial difficulties, and it could result in reducing services such as reduced water park operation and reduced property security in the near future.

C. Kenneth Moss - Indemnification:

Kenneth Moss stated that Robert Rosencrans and Mike Parades both filed complaints with the State of South Carolina Supreme Court against both Kenneth Moss and Robert E Lee, which has resulted in disciplinary investigations into both attorneys. Kenneth Moss stated that he was appointed to the Board by Judge Seals, and he is requesting that the Board indemnify him based on the way the corporate code is written.

Robert Rosencrans stated that he has five more filings ready to mail on Friday. Discussion ensued and upon a motion by Nancy Moore, seconded by Brent Whitesell the motion did not pass. (Nancy Moore – yes, Brent Whitesell – yes, Lori Niedzwiecki – No, Robert Rosencrans – No, Kenneth Moss – Abstained).

D. Robert Rosencrans Request for Moss and Lee’s 1099s: Robert Rosencrans state that he has formally requested this information and owners should be given what they request.

E. Open Items:

The Board tabled discussion on every item except Allegiant Request for installation of locking gates. Kenneth Moss stated that the Renaissance Tower Board should make a decision in this regard, as it will affect them the most.

F. Other:

The Board discussed the importance of having a Board controlled website. Lori Niedzwiecki stated that she does not want a master website. Robert Rosencrans suggested Town Square app. The Board requested that he investigate this further to report at the next meeting.

4. Schedule Next Board Meeting

The next Board meeting will be held on an “As Called” basis.

5. Adjournment

Upon a motion by Lori Niedzwiecki seconded by Nancy Moore and unanimously passed the meeting was adjourned at 7:57 PM.

Meeting Commenced: 6:01 PM

Meeting Adjourned: 7:57 PM

Prepared by Empress Management and
Submitted For:

Lori Niedzwiecki, Secretary

Approved By:

Brent Whitesell, President