

**ROBBERS ROOST MASTER ASSOCIATION  
ANNUAL MEETING  
MINUTES  
NOVEMBER 10, 2018**

Pursuant to call, the Annual Members Meeting of the Robbers Roost Master Homeowner's Association, Inc. was held on November 10, 2018 following the Robbers Roost Phase 1, 2, 3, and 4 Annual Meetings. The meeting was held at St. Stephen's Episcopal Church in North Myrtle Beach, South Carolina.

Mick McGuire, President, opened the meeting and welcomed everyone in attendance.

**Roll Call:**

Roll was taken by each Phase at their Annual Meeting and a quorum was established.

**Proof of Mailing:**

Proof of Mailing of the Formal Notice to the four (4) Phases were recorded with the Secretary of each Phase during their Annual Meetings.

**Approval of Minutes:**

Mary Christenson made a Motion to accept the Minutes of the November 4, 2017 Annual Meeting. Clarence Carter Jr. seconded the Motion and it carried.

**President's Report:**

Mick McGuire stated that the Master Board met 5 times in 2018 to advance projects and to develop a 2019 budget. Mulch was laid down in the Spring. In May, James Bellamy replaced Hemingway Landscaping. It was noted that the overall appearance has been improved. The grass is being edged. James will seed Rye grass at the entrances, main roads and driveways. Pine trees on Tilghman property leaning toward the even numbered units in Phase 1, were removed at no cost to Robbers Roost Villas.

During Hurricane Michael the Bradford Pear near the Pool was lost and damaged the fence. The fence will be repaired and will now be 4' high to be DHEC compliant.

Last year there were concerns about drainage due to the new property development around Robbers Roost. Robbers Roost did not have adequate drainage. The Board worked with A.O. Hardee and the other development to include Robbers Roost drainage into the pond that is not on the property. That pond drains out to the Harbor behind the Mellow Mushroom. Lucy Oakes stated that it no longer floods behind her unit since the drainage work was completed. Pam Bane stated that Phase IV has had issues with flooding in the past with their units. Mick McGuire stated that there are 2 large storm sewer grates by the Haywood's unit that clogs during a hurricane. Debris, pine needles and turtles end up in the storm sewer. The Board is working on this. Before putting something there to prevent the clogging, Bill Hayward would like to look at

it. Pam Bane suggested that someone who works for the State can possibly provide insight. The landscape behind 901-915 was getting water. A section of phase II's driveway berm was raised which has reduced the water problem.

Three picnic tables were purchased for the pool area. Angie McGuire made umbrella ties and sewed them on the umbrellas. Six new pool loungers were replaced, and several chair straps were repaired.

There are 3 changes made regarding Spectrum. 1. Time Warner moved to Spectrum. 2. Spectrum changed their signal therefore new set boxes were needed. 3. A new contract was negotiated. The bulk contract includes 3 set boxes at no cost. Pam asked that anyone who has been receiving bills from Spectrum for basic cable and 3 set boxes since April to please send copies to her. She will provide a list of names to Spectrum so that the owners can be reimbursed. Pam also stated that there is a charge for the DVR and upgrades. If you have the adapter, take it to the Spectrum office. They will give you a set box. Mary Christenson said she has been paying for basic cable since April. Bill Hayward said to send a copy of the bill to Pam. Several people stated that the Spectrum rollout was a disaster.

The Spectrum contract will also include internet for 5 years. Pam Bane said this will be added as an addendum to the contract. The internet option will be paid for through your dues but will provide considerable savings to those who are currently paying for their own internet.

The clubhouse sidewalk and compactor were power washed at no charge by Raj Maharaj. Everyone thanked him. Everyone thanked Angie McGuire and Linda Bogan for washing the clubhouse windows and cleaning the clubhouse.

New tennis nets were installed this summer. A list of rules was passed to the committee for approval. The rules need to be recorded at Horry County Court House by January 9, 2019.

The Board passed a HOA increase to build the reserve account, raise \$18,000 for the men and women's bathroom and a privacy area. The stucco need repairing. The cracks in the cement need resealing and indoor/outdoor carpeting needs replacing. \$25,000 was pulled from the reserve to pay for drainage, thus the need to replenish reserves to complete those projects. The plan is to raise \$6,000 per year for 3 yrs.

Other future projects include painting the club house and the compactor fence.

The lights along the main drive are in bad shape, worn out and need replacing. Santee Cooper has been contacted for to help replace the lights. Pam Bane stated that there is a \$400 deposit per light if they put them up and maintain them. Waiting for Santee Cooper engineer's site visit to determine cost and next steps.

Alice O'Hare mentioned that the new Robbers Roost development has Santee Cooper lights. The Board is targeting low level lights because they are more cost efficient and maintain the current ambiance at night.

Community Pride Day is set for April 20, 2019. The goal is to get as many residents to do clean up projects around the community. The rain date is April 27, 2019.

### **Treasurer's Report**

Pam Bane of Property and Association Management Company Inc. reviewed the financial statement in the handout. Currently there is \$5,303.64 in the operating account, \$65,813.49 in the reserve account. Total assets are \$71,117.13. The audited stated is with the CPA.

### **Unfinished Business:**

Mary Christensen asked who is responsible for the deck damage? Pam Bane said that the owners are responsible for the deck removal. No owners are being charged for membranes. The membranes are the Regime's responsibility. The new deck wood and what ever is put on top of the membrane is the responsibility of the owner.

Bill Haywood stated that the sliding glass doors have no flashing which may contribute to leaking during heavy rainstorms.

### **New Business:**

Mick McGuire asked if there were any questions regarding the 2019 budget. A copy was included in each Regimes meeting. There were no questions.

The vote for the internet:

72 in favor

5 against

The internet proposal passed. There will be a \$10.00 per door charge each month for the internet. The Threattes in Unit 851 asked whether the old modem will work. Pam Bane said she will check with Spectrum regarding old modem switch outs. New modems need to be picked up at the Spectrum office. Spectrum will not mail modems out of state. Pam will send out a detailed letter regarding this. The internet should be available by January 1, 2019, it may be pushed back to February 1, 2019.

Votes for Rules: File with the Court House

69 in favor

6 against

A 66 and 2/3 vote are needed to pass which is 75 votes. We are short by 6 votes. The Board will reach out to the owners to get additional votes.

Regarding the pool, the Board did discuss punch cards for the pool or a security code Systems are being quoted. A question was asked regarding putting up a gate to stop vehicle from other communities coming in and out. The Board asked that the owners in each regime bring this to their Board members. Their Board members will bring it to the Master Board meeting. Bill Haywood asked for a show of hand regarding bringing the gate question to the Master Board. 23 votes for 5 against. The gate question will be brought to the Board as well as, installation cost and access.

There are concerns that other communities are using the dumpster. Contractors come in and use the dumpsters, a decision has not been made.

A question was asked regarding Board meetings. Mick McGuire stated that Board meeting dates are posted at the Clubhouse. The Board meetings are open to all owners. Mick McGuire will provide Pam Bane with the Board meeting dates. Pam will include the dates in the minutes.

Lucy Oakes asked whether the new lighting will be globes. Mick McGuire stated that the lights will be a new style. He asked that owners look at the lighting at the new Robbers Roost development. Pam Bane said that there are many lighting styles and many different prices. Mick McGuire said there is a lot of interest in the lighting. Let your Regime know your thoughts, so the Board can get every one's input.

A question was asked regarding the new development putting up any type of barrier between the two properties. Holly type trees were proposed by the City. A proposal was made to the City to stay away from shrubbery and go with a fence. Bill and Lou Haywood, Mick McGuire, Raj and Nelson Anderson persuaded the City to not approve a fence. Nelson said once approved the City has 6 months to bring the issue up. Mary Christianson asked why the new development is called Robbers Roost. Bill Haywood said the golf course was called Robbers Roost before our development was built.

#### **Adjournment:**

Nelson Anderson made a Motion to adjourn the meeting. A second was made and carried.

Respectfully Submitted

Freda Gore  
Recording Secretary


#### **Addendum**

##### **Master Board 2019 Meeting dates**

Saturday, February 2, 2019

Saturday, April 20, 2019- Community Pride Day- Bring your work clothes!

Saturday, May 11, 2019



Saturday, August 3, 2019

Saturday, September 14, 2019 – Budget Meeting

Saturday, November 9, 2019 – Annual Association Meeting