

PINEBROOK HOA, INC.
ANNUAL MEETING
SEPTEMBER 18, 2021
MINUTES

Pursuant to call the Annual Meeting of the Pinebrook Homeowners Association, Inc. Annual meeting was called to order by Mark Gupton, President. The meeting was held at the Sleep Inn at Harbour View, 909 US 17, Little River, South Carolina.

Representing Property & Association Management Co., Inc., was Pam Bane.

Quorum:

There were 12 owners present in person and 8 represented by proxy. A quorum was established and the meeting continued.

Pam Bane presented the proof of Notice and Mark Gupton reviewed and instructed this to be filed with the Annual Meeting Minutes.

Minutes:

There were no Minutes from 2020 due to COVID-19 an in person meeting was not held.

Officers Reports:

Mark Gupton reported the Board of Directors were able to save moneys by changing pool contractors. The last pool company did not seem to be a good fit for our Association and North Grand Strand Pools offered us a better rate for the pool cleaning services. The prior company over billed us several times and also charged us for cleaning the bathrooms when the pool was closed. We were finally able to settle the charges and based on what we still owed them less what they had overcharged, they ended up owing us money back.

Several Board members also volunteered to do some projects which saved labor charges.

The sign for Chris Circle has been replaced.

This past spring there was some old termite damages at the pool that had to be repaired. There are no current termite issues at the pool.

Treasurer's Report:

A copy of the Treasurers report was included in the handout. As of July 31, 2021 there is \$139.98 in the operating account, \$15,984.60 in reserves. Accounts receivables are \$1,771.00.

Election:

Jason Lehman had submitted his name for nomination prior to the meeting. At this time the floor was opened for nominations. Jonathan Smith volunteered to run for the Board of Directors. Having no further nomination, Jason Lehman made a Motion to close the nominations. Leslie Gusler Seconded the Motion and the Motion carried. At this time both nominees were given a few minutes to tell why they wanted to serve on the Board of Directors. The votes were tallied and Jason Lehman was elected to the Board of Directors.

Old Business/ New Business :

Jason Lehman asked if there were any plans to do something in Chris Circle where the flower bed was removed? Mark Gupton stated no, as this was removed to allow the owners better access to back out of the driveways.

One of the owners stated she needed help to clear the side and back of her home due to overgrowth. It was suggested she contact R.C's Landscaping, as he maintains the common areas as well as several homes in the community.

The members present discussed the Pinebrook sign at the entrance. Currently some of the light bulbs are not working. Mark Gupton stated the sign itself needs a lot of work and it may be cheaper to take it down and replace it with a different sign. It would be costly to build a new sign like what we currently have. One owner suggested a new sign with a spotlight on it may be more economical.

Jason Lehman suggested a social media page for the Association. Meg O'Connor stated the Board nor the Association would want to be in charge of a social media page, it would need to be maintained by an owner. Several owners were not in favor of a page such as this. After much discussion it was decided a newsletter would be more informative to everyone.

The overflow parking area needs to be addressed and cleaned up. The main issue is transient parking in this area.

Several owners thanked the Board of Directors for their hard work this past year.

Mark Gupton informed the owners the Board of Directors are going to start enforcing the rules and regulations. This past year with shutdowns and people being laid off, it was hard to try and enforce rules compliance when people did not have extra funds to take care of problems.

There was discussion on who is responsible for the main entrance road. Our Association does now own it, we have an easement to use it and must keep it maintained. Summit Place has been approached about sharing these cost, but have declined to do so in the

past. There was discussion about hiring an attorney to resolve the road issue. Jason Lehman made a Motion to table discussion on the entrance road at this time. Meg O'Connor seconded the Motion and it carried.

Having no further business to come before the membership Leslie Gussler a Motion was made to adjourn. Jason Lehman seconded the Motion and carried.