

**ROBBERS ROOST VILLAS HOMEOWNERS ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**MINUTES**  
**NOVEMBER 6, 2021**

Pursuant to call, the Annual Members Meeting of the Robbers Roost Villas Homeowners Association, Inc. was held on November 6, 2021 following the Robbers Roost Phase 1, 2, 3, and 4 Annual Meetings. The meeting was held at the VFW located at 111 Highway 57 North, Little River, South Carolina 29566.

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

**Roll Call:**

Quorum was established by those present and by proxy.

**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:**

Dennis Harlow #855 made a Motion to accept the Minutes of the November 9, 2019 Annual Meeting. Brian O'Hea #942. seconded the Motion and it carried.

**President's Report:**

The HOA Master Board met 5 times this past year with the primary focus of identifying improvement projects and to develop and finalize a capital reserve budget and operating budget. The total HOA budget for 2021 comes in at \$364,644 with 7.4% allocated to reserves and the remainder covering our expenses: property/liability insurance, cable and internet, and landscaping. We also face challenges and opportunities. Property insurance is increasing this year by 12-15% or roughly a monthly increase of \$10/per door. Driven by hurricane damage up and down the east coast over the last several years. We will quote other agencies to ensure we continue to enjoy favorable rates.

Property insurance continues to rise. We received a renewal notification that it was increasing by \$17,000. We were able to move to a higher deductible of \$50,000. We don't want to carry the high deductible and is looking into lowering it. The insurance is up for renewal in February, 2022. Pam Bane has it already out to market the insurance. A question was asked if we were adequately insured? We have a replacement cost if something was to happen. We may be a tab bit underinsured when the appraisal was done on all buildings. We will be given a refund for the insurance but we don't know how much yet and probably won't know until the renewal in March of 2022.

The challenges for the new Robbers Roost development we're dealing with the drainage, privacy hedges, golf cart travel has been a lot of activity around trying to work with the city.

We did not budget for an increase in landscaping nor are we planning to increase. There is \$6,000 for mulch that we did not use last year and will be using it this year to clean out and replace the mulch. Last year top soil was brought in for the area in the front of Regime 4. James Bellamy filled the area with the topsoil and it looks great.

James Bellamy has worked hard on landscaping in Regime 1 & 2 doing cutbacks, trimming, and clearing a lot of debris.

The front entrance and grassy area will get seeded this fall.

James continued to replace the landscaping timbers around the pool as they deteriorated.

Due to Covid-19 James Bellamy has been struggling trying to find and keep employees. It's a lot of landscaping, mowing, and edging that needs to be done. We agree that the scope of work is too much for one person to do. The Board agreed to talk with James Bellamy and give him an opportunity to address the issues in the upcoming year.

Tennis courts are deteriorating and need re-surfaced. We have received estimates of \$60,000 to \$80,000 if we can find a company that is willing to tackle the challenges of repairing it. So far, companies we have contacted are not interested in doing the work. We would require demolition and rework of the fencing and have received a quote for \$18,686 to remove all asphalt, fencing and hauling away of all debris to appropriate landfill. It will be close to \$30,000 considering the option to take it away. It would cost a \$110,000 which was the bid we received 4 months ago. Erwin "Smitty" Smith asked to do a straw vote to see if owners wanted to keep it or not. He felt that the Board needed to get everyone involved to make the right decision. An owner was asked to research the information about converting the court to pickle ball.

Community mailboxes were a long extended wait. The boxes will be getting installed a week away from today. Due to the crew having to build a temporary place for the Longs Post office it delayed our process. We had to pour the concrete pads that are in place. Unfortunately, the post office did not install the design the way we sent it. Our plan was to boat them down in the middle back to back buy they installed them face to face. A work order was put in to have them removed and placed the way we wanted them.

Robbers Roost community still is interest of renters and owners renovation units. We have seen a lot of quick closings. Almost every Regime is in the process of upgrading their Regimes. The Regimes are using the capital money to make improvements. A 2 bedroom unit is selling for at least \$155,000 and 3 bedrooms for \$180,000. We know that condition and location are two of the things that helps make the price marketable.

Mick McGuire has completed his 3 year term and has been the president. He chose not to run for reelection in order to slow down and take a break. He thought his workplace would slow up but they are still operating at a high rate of speed. Angie & Mick will be retiring here in about 3 years.

Mick McGuire urged all residents and review Board to work together. Also noted suggestion for the Regime Boards to get a committee to keep the community aesthetically sound and encouraged to them to develop a proposal for a community vision. The appearance of the grounds, landscape, fixtures should strive for excellence as a community and not mediocrity. He wished everyone a happy holiday.

### **Treasurer's Report**

Erwin Smith gave the finance report. Currently there is #36,249.37 in the operating account, \$53,381.04 in the money market account and \$10,334.32 in certificates. Total assets are \$99,964.73. Copies of audited financial statements for 2020 were distributed.

Erwin Smith noted that the insurance deductible eats up the savings. He recommends in 2023 that the reserves go up. If a storm was to come and blow the roof off a building, the deductible for that building will be \$50,000. Pam Bane corrected that and said if it was a named storm the HOA would only be responsible for 2%. He stated the HOA needed more reserve to take care of the expenses.

The Board paid #35,000 out of the reserves for the insurance down payment and is paying back \$2200 a month to replace what was paid out. At the end of the year it should be back to even. We're in very good shape. Pam Bane noted that the HOA does have earth quake insurance due to somewhere in South Carolina experiencing an earthquake.

There was question as to the insurance going up and was it because Regime 1 had aluminum pipes. Pam Bane asked the insurance this year to separately if it cost more to do that. This year at renewal, they will separate it because we wanted to know if each Regime is only paying their fair share. One we get an answer; we will report back to the Regimes.

Kevin Groce made a Motion that all Regime Board members be given the insurance information by the HOA Administrator (by mail), and time to review the details of all options and a quorum of Regime Board members must meet with HOA Board before any final decision on any new policy and that all current and future owners are given the new insurance details by the HOA Administrator by mail. CD Carter seconded the Motion and it carried.

The Board will hold the insurance company accountable to get the information 30 days ahead of time.

Pam Bane stated that the trash compactor was broken at the time due to being jammed. She also reinterated that no trash is to be left ontop of the compactor or on the grounds around it. All trash is to be taken to the city for disposal.

It was discussion about putting a camera at the trash compactor due to others coming in and using the compactor and owners putting other items other than household trash inside. The technicians will be out of Tuesday to repair the trash compactor. Raj Mahaji stated he felt that an entrance gate would be better that way it keeps people out from using the trash compactor and from accessing the pool.

There was discussion about the paint on the Regime 3 building as if to if the other buildings would be painted with the same theme or was it going to be unformal and cohesive. It was stated that each Regime should have a plan as to what the Regimes should look like.

Mark Rock send an email to remind insurance coverage does not include directors and officers insurance for each Regime. He asked if the Board could find out what the cost would be to insure the Boards of Directors.

**Unfinished Business:**

There was no unfinished business.

**New Business:**

The landscaping, insurance and cable are the three largest items in the budget.

**Adjournment:**

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

Respectfully Submitted

Freda Gore  
Recording Secretary