

**TOWNHOMES ON SHELLBANK
ANNUAL MEETING
MINUTES
February 12, 2022**

Pursuant to call, the Annual Members Meeting of the Townhomes on Shellbank Homeowners' Association, Inc. was held on February 12, 2022. The meeting was held at North Myrtle Beach Historical Museum, North Myrtle Beach, South Carolina.

Dan Green, Co-Vice President, opened the meeting and welcomed everyone in attendance.

Roll Call:

Roll was taken at the door. There were 45.96% of the membership present and 28.20% represented by proxy with a total of 77.16%, therefore a quorum was established.

Proof of Mailing:

Pam Bane presented the Proof of Mailing of the Formal Notice to Susan Bliss, Secretary, and after review was instructed to file the document with the records of the meeting.

Approval of Minutes:

There was a correction to the April 30, 2021 Annual Minutes, they should reflect Don Goshell not Dave Goshell, James Burnette made a Motion to accept the Minutes of the April 30, 2021 Annual Meeting, as corrected. Patricia Green seconded the Motion and it carried.

Report of Officers:

Pam Bane presented the Treasurer's report. As of December 2021 there was \$23,597.58 in the reserve account, \$7,586.96 in the operating account and \$77,264.76 in a CD. The 2021 audit has been completed and a copy was included in the handout today. If you have questions the auditor's telephone number has been included and they will be happy to answer any questions for you.

Election:

There are currently 3 vacancies to the Board of Directors, as James Lagano has resigned and the terms of Susan Bliss, Connie Burnett and John Butler are expiring. Three positions will be for two-year terms and one position will be for a one year term. Connie Burnett and John Butler had submitted their names for consideration. Joyce Pritt and Dan Vignone had both submitted their names as write in candidates. At this time Pam Bane opened the floor for volunteers and/or nominations. James Cooke volunteered to serve. Susan Bliss stated she is not seeking re-election. She has been on the Board for over 4 years and enjoyed serving on the Board of Directors. Since she is not here full time she felt it was in the best interest of the owners that are here full time to serve on the Board of Directors. Having no further nominations, Connie Burnett made a Motion to close the nominations. Betsy West Bliss seconded the Motion and it carried.

Linda Todd and Betsy West volunteered to count the ballots. The votes were tallied and Connie Burnett, John Butler and James Cooke were elected for two-year terms and Dan Vignone was elected for the one year term. Due to several candidates not being present today, the organizational Meeting of the Board of Directors will take place in a few weeks.

Unfinished Business/New Business:

Pam Bane reported that Joe Graham is the Committee Chair for the Colonial Charters Community Drainage committee. He is aware of the pond issue and has been working with Horry County Storm Water to try and eliminate the storm water issues within Colonial Charters.

One of the owners asked about having shrubs that died replaced at their expense. The Board stated they can ask RC's Lawn Service for a price as he is willing to do extra work for the owners when needed.

Mr. Cooke stated he lives in the quad building and that when they purchased, each unit was allowed two parking spaces. Now there are seven parking spaces and one handicapped parking space. He is asking the Board of Directors to go back to the original eight parking spaces.

Kathy Caldwell stated the cars parking on the street and people speeding, which are issues that also needs to be addressed.

The Board of Directors did discuss the possibility of purchasing the vacant lot at the end of the street to add additional parking. At this time we do not know if the developer is willing to sell or what the total cost would be to undertake such a project. You can park up on the grass in this area, but for now that is temporary until they decide to build the next Association. There was discussion about having to possibly limit the parking to 2 vehicles per unit, as there is nowhere for extra cars to park, and street parking is becoming an issue. During winter months guest can use the pool parking lot, but this is not available when the pool is open. Everyone is asked to be considerate of how they park if they must park in the street. Do not block a neighbor's driveway at any time. A new sign was installed at the corner of Seaford and Shellbank to try and deter traffic from coming all the way to the end of our street.

The Board discussed the increasing cost of insurance. Right now increase is estimated at 35% higher than they were in 2021. Our insurance renews in September and we are sending it out to market in order to obtain the best pricing, but we want everyone to be prepared for a large increase.

There was a discussion regarding motorcycles. Our rules state motorcycles are not allowed. The Board did give permission to an owner to have their motorcycle as long as they did not start it in the garage or come in late at night with it. A guest brought in a motorcycle and it became an issue for the neighbors. This issue has been addressed. The

majority of the members present agreed that motorcycles should not be allowed due to excessive noise issues. Someone visiting for an hour or two could be an exception, but they would not be allowed to stay.

Someone asked why the pool furniture was not put away this year. Pam Bane stated it is normally stacked under the shed at the pool each year and every year they have had issues getting it cleaned for use. The pool committee decided to leave it out this year in hopes that it would not get molded and so far it has stayed fairly clean.

It was reported that an owner from Goodale Drive comes to our area and lets the dogs off leash and it is becoming an issue. Their property manager will be notified of the issue.

HTC is upgrading to fiber optics in Colonial Charters. They are going to work on a proposal to include internet at a bulk discount rate with our cable services. Once we have the proposal the Board will review and then present it to the owners.

Adjournment

Susan Bliss made a Motion to adjourn. Dan Green seconded the Motion and the meeting was adjourned.

Respectfully Submitted,

Pam Bane

Recording Secretary

Property & Association Management Co., Inc,