

**VILLAGE PALMETTO GREENS
HOMEOWNERS' ASSOCIATION, INC.
JUNE 7, 2022**

MINUTES

Pursuant to call, the Annual Members Meeting of the Village at Palmetto Greens Homeowners' Association, Inc. was held on April 7 2022 commencing at 6:30 PM at the Colonial Charters pool area, Longs South Carolina, 29566.

WELCOME

Sandy Maynard, President called the Meeting to order. Pam Bane of Property & Association Management Co., Inc will be Recording Secretary for the purpose of the Meeting.

QUORUM

There were twenty-seven (27) homes represented at the meeting in person and fifteen (15) homeowners represented by written Proxy. With a total of forty-two (42) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was established and the meeting continued.

PROOF OF NOTICE:

The Board of Directors reviewed the proof of notice and gave instructions to file this with the Annual Meeting records.

MINUTES

Sharon Daly made a Motion to accept the Minutes of the June 1, 2021 Annual Minutes as written. Steve Farmer seconded the Motion and it carried.

PROPERTY MANAGER REPORT

Pam Bane stated sections of Charter Drive will be seal coated in the next month. The paving company will have one side of the road closed in order to do the work and owners will be notified prior to the start date.

Information was recently sent out to all owners in Colonial Charters regarding a bear in the area and owners were asked to remove bird seed and feeders for now. Several owners stated there is an issue with the geese due to bird seed and they are making a mess (since then the golf course has requested that people stop feeding ducks and geese as they are becoming a nuisance). The South Carolina Department of Natural Resources is asking for any food source to be removed for at least 3 weeks as it takes time for a bear to relocate themselves.

TREASURER'S REPORT

Pam Bane presented the Treasurer's report as Mike Golden could not attend the meeting. As of April, 2022 there is \$8,832.62 in the Operating account, \$7,086.14 in the Reserve account. \$1,916.54 in Accounts receivable and utility deposits of \$550.00. Total Assets

are \$18,385.30. The Board of Directors is sent financial statements on a monthly basis. Any owner can request a copy by contacting property management.

ELECTION OF DIRECTORS

Don Hess, Karen Heinrich and Ann Orman were asked to be ballot inspectors for the election. There are currently two (2) vacancies on the Board of Directors for three-year terms. Sharon Daly and John North had submitted their names prior to the election. At this time Sandra Maynard opened the floor for nominations. Gordie Grout volunteered from the floor. A Motion was made to close the nominations. The Motion was seconded and carried. The candidates were asked to introduce themselves. The votes were tallied and Sharon Daly and John North were elected to the Board of Directors. The newly elected Board of Directors will meet after the Annual Meeting to elect the slate of officers.

UNFINISHED BUSINESS

There was no unfinished business at this time.

NEW BUSINESS

Possible pool membership to the Colonial Charters pool was discussed. They do not allow single homes to join, it would have to be the entire Association or it would not be allowed. You currently pay the \$8.00 per month road fee and so the additional cost would be \$14.00 per lot per month. A straw poll was held about half the owners present were interested and half were not.

Gordi Grout has been talking with Spectrum regarding a bulk cable and internet agreement for all the homes. You would receive 3 HD Boxes and the internet equipment at cost of around \$45.00 per month. The first year the fees would be pro-rated monthly till the 13th month of the contract at which time they would increase to the full \$45.00 in 2023. There would be a 4% increase in 2024 and for each year thereafter. The Board will discuss this further and also talk with HTC for a comparison quote.

Some of the owners asked if the increase for the 2022 assessment was enough to cover our expenses. Sandy Maynard stated yes and we are also contributing to a reserve account. She felt we were finally where we need to be at this time. We hope we will not have to increase assessments again for the next several years. The prior management company was using the reserves to offset our expenses so we are trying to catch this back up and fund the reserves.

ADJOURNMENT

Having no further business to come before the Membership, Sharon Daly Motion to adjourn. Steve Farmer seconded the Motion and it carried.

*Prepared by Property &
Association Management Co.,
Inc. and Submitted for:
Sharon Daly, Secretary*

Approved by:
Sandy Maynard, President