

WOODSIDE AT WATERS EDGE HOA, INC.
ANNUAL MEETING
May 21, 2022
MINUTES

Pursuant to call the Annual Meeting of the Woodside at Waters Edge Homeowners Association, Inc. Annual meeting was called to order by Bill Shattuck, President. Meeting was held at the Woodside at Waters Edge pool.

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

Quorum:

There were 30 owners present in person and 13 represented by proxy for a total of 43. A quorum was established and the meeting continued.

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

Minutes:

Mr. Gilbert made a Motion to approve the Minutes of the 2022 Annual Meeting. Mr. Wolk seconded the Motion and it carried.

Election:

At this time Dianna Anderson was the only name submitted for nomination. Bill Shattuck then opened the floor for nominations and/or volunteers. Pam Bane had a proxy that had been submitted with Alie Wieland as a write-in candidate. Ms. Wieland accepted the nomination. Having no further nominees, Mr. Wolk made a Motion to close the nominations and elect Dianna Anderson and Ali Wieland to the Board of Directors. Mr. Olive seconded the Motion and it carried.

Officers Reports:

Bill Shattuck, President reported the Board has hired a new attorney, Michael Harrelson. Some of the issues we are working on are the new gate to be installed at the Pointe, the road not being turned over as well as several other issues. Mr. Harrelson has made several attempts to contact the attorney for Mr. Linder and to date we have not received any response. The attorney has advised that the Board must make a decision as to how to move forward to resolve the list of issues. Since Mr. Linder allowed a driveway to be installed to attach to our road, we now do not know if there will be other access points that we are not aware of. The attorney's recommendation is to file a lawsuit to include not only Mr. Linder, but the City of North Myrtle Beach, D.R. Horton and anyone else that was involved with the Association during its inception. We have provided a \$5,500.00 retainer to Mr. Harrelson. His rate is \$300.00 per hour for himself and \$100.00 per hour for work the paralegal has to perform. Due to statute of limitations, we have to file the suit within 3 years; we would have to file before January, 2023. The attorney has advised that this suit will cost approximately \$7,500.00.

Dianna Anderson stated the funds that are supposed to be paid to Woodside HOA, are being kept in the reserve account, as we are withholding payment until the issues are resolved. The Board would like to use these funds to pay the attorney fees for now. Should the lawsuit become more expensive than what we have been quoted, we will bring this back to all the owners for discussion as to how to proceed. The lawsuit could take several months to several years to complete. We felt we had to move forward to at least start negotiations. All owners need to be aware of this as you will need to disclose the lawsuit if you intend to sell your home. One of the goals is to also obtain control of the Woodside HOA (master Association). There will be a total of 90 homes in the entire community, with 65 of them being Woodside at Waters Edge HOA. The remaining homes are Pointe View at Waters Edge HOA. We would like for everyone to share cost as well as have the same rules and regulations in place. One owner asked if we move forward with the lawsuit, would it stop other property from being annexed into the Master Association. Yes, as Woodside at Waters Edge and the Pointe at Woodside would be in control. Dianna Anderson and Bill Shattuck have met with the builder and informed him of the issues. Right now we ask that the community not speak in public about the lawsuit until we have everything filed with the courts. The Board will be filing the lawsuit next week and will keep everyone updated when we have information to share. Someone asked if this would stop the gate installation at the Pointe at Woodside? That gate is completed with the exception of the electric being installed.

Old/New Business:

Bill Shattuck reported Apex had equipment breakdowns this past week, but did come back to take care of areas that had not been maintained. Apex has been very responsive with taking care of any issues. If you have an issue please report it to Property & Association Management as soon as possible so they can make Apex aware of the issue.

Pam Bane stated there have been recent issues, such as parking in the street overnight on a reoccurring basis. As owners you may not be aware, that issues are being dealt with and addressed with the owner each time a violation occurs. Our recourse is to notify the owner and if the issue continues then they are fined.

An owner asked if we pay for the streetlights. No, streetlights are paid from the Woodside HOA funds. The Woodside HOA also pays for the front entrance gate cost.

Bill Shattuck reported Deb Shattuck is chair of the pool committee this year and is doing a great job. The bathrooms were painted, and the pool deck was sealed. Deb Shattuck stated we are having issues with the two gates at the pool and we have to adjust them every two to three weeks. Please do not hang on the gates when accessing the pool. The ionization system is now paid for and is paying off as our pool is much cleaner than in the past. The pool is our largest asset and we want to keep it that way.

There are two common areas, Common area #1 and #3 per the Woodside HOA documents. Control of these is being included in the lawsuit.

It was brought to the attention of the Board of Directors the pool gate is not handicap accessible. The Board stated they would address this with the company that installed the card system to see if it can be changed.

Bill Shattuck reported the irrigation system is not working correctly and he has to turn it on manually each time.

Treasurer's Report:

A copy of the Treasurers report was included in the handout. As of April, 2022 there is \$12,981.60 in the operating account, \$101,125.48 in reserves for the amenity center, which includes the funds being held to pay Master Association when we have the issues resolve. Dianna Anderson reviews all bills with the property manager prior to payment being remitted. She also thanked Property & Association Management for their work.

At this time the kitchenette for the pool areas has been put on hold this year. The Board of Directors will look at reallocating funds for this project in the future.

Mr. Kelm will continue as chair for all Architectural changes.

Bobby Hutchinson supplied copies of the Petition of Grievance to the City Council of North Myrtle Beach regarding the installation of the driveway that is now attached to our road at the entrance. Mrs. Hutchinson was thanked for all her legal expertise in helping with issues such as this (copies attached with Minutes).

If any owner has an issue they would like to have addressed, they can email the Board of Directors directly at Woodsidewe@gmail.com and the Board will respond. The Board will keep the community updated through emails and if you do not have email access a letter will be mailed.

Speeding is becoming an issue. Please do not speed and advise your guest not to speed in the community. Once the road ownership issue is resolved the Board of Directors will look at installing speed bumps to deter speeding. Someone asked if the City would take over the roads? Not unless the gate is removed. The City will not take over roads in gated communities. We would also have to bring the roads to City standards before they would consider taking them over.

We have an amazing community and we all need to do our part to keep it that way.

Having no further business to come before the membership Mr. Gilbert made a Motion to adjourn. Mr. Ohidy, seconded the Motion it carried.