

**SUN COLONY ESTATES  
ANNUAL MEETING  
MINUTES  
July 16, 2022**

Pursuant to call, the Annual Members Meeting of the Sun Colony Estates Homeowners' Association, Inc. was held on July 16, 2016. The meeting was held in the garage of 2005 Borgata Loop, Longs, South Carolina.

Ron Kluge President, opened the meeting and welcomed everyone in attendance.

**Roll Call:**

Roll was taken at the door. There were 11 owners present and 16 represented by proxy with a total of 27, which met the required 51% of the ownership, therefore a quorum was established.

**Proof of Mailing:**

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

**Approval of Minutes:**

James Hawkins made a Motion to accept the Minutes of the August 11, 2021 Annual Meeting. Pat Grossi seconded the Motion and it carried.

**Report of Officers:**

Ron Kluge, President reported the Board has worked well together this past year. He has investigated the possibility of a stop light at main entrance onto Highway #9. Currently there is not enough traffic leaving Sun Colony to warrant the State adding a stop light. A request has been made to the Sun Colony Master Board to paint arrows on the road as you exit. If at any time the light is approved, Sun Colony will be required to pay for it to be installed.

In 2022 the Sun Colony Master Board tried to bill us for our share of the road fees. We were able to locate a copy of the original agreement and they can't increase our fee until 2025. We are continuing to pay the same road fee until this time.

The Board has had several workshops to compose Rules and Regulation as well as Architectural Restrictions for our Association. Once these are approved, they will be recorded at the Horry County Courthouse and copies given to all owners. We feel these will be valuable documents to protect our property and keep the values up.

Some owners have expressed the need to establish a different Sun Colony Estates sign. The signage was placed in our Community to try to keep large trucks off our roads and to be able to locate our section of the Community. The Board is open to suggestions and

ideas. If we receive several ideas, we can send out to the Community for a vote on the final design.

We are in need of volunteers for Committees. We would like to establish a Newsletter Committee and send out information on a quarterly basis.

Ron Kluge asked everyone to make sure property management has an updated email address and phone number.

Sun Colony Master Board is looking for a new landscape company to maintain the easements on both sides of the road. These past few weeks it has been mowed by volunteers from their Board of Directors. Owners that have homes that border Sun Colony Blvd. will still be required to maintain the small area directly behind the fence.

John Merrill, Secretary/Treasurer reported we are moving in the right direction financially. We are maintaining our expenses and are staying within the 2022 Budget.

There was discussion regarding purchasing new signage for the pond such as No Trespassing and No Fishing. Signs had been posted, but someone removed them

**Election:**

There are currently 2 positions open for the Board of Directors. Ron Kluge is the only name submitted for consideration. At this time Ron Kluge opened the floor for nominations. James Hawkins and John Merrill both volunteered to run for election. Karren Merrill's name had been submitted as a write-in candidate. Mrs. Merrill was not present to accept the nomination. Mary Grossi, Renee Fowler and Ashley Bowman volunteered to serve as ballot inspection. Having no further nominations, the election was closed and the ballots were tabulated. Ron Kluge and John Merrill were elected to the Board of Directors.

**Unfinished Business/New Business:**

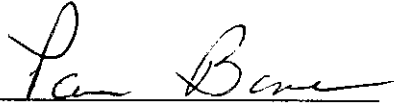
One of the owners had concerns about the large pine trees behind their home. Pam Bane stated they needed to put the Colonial Charters Golf Club on notice if there is an issue with the trees. She suggested they send a certified letter.

Mr. & Mrs. Bachman and Renee Fowler volunteered to serve on the Committee to review the Rules and Regulations and the Architectural Guidelines review. Once these are ready, the Board will send them a copy before they are sent out to all the owners.

**Adjournment**

Pat Grossi made a Motion to adjourn. Renee Fowler seconded the Motion and the meeting was adjourned.

Respectfully Submitted,



***Pam Bane***

Recording Secretary

Property & Association Management Co., Inc.,