

ROBBERS ROOST VILLAS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
MINUTES
NOVEMBER 5, 2022

Pursuant to call, the Annual Members Meeting of the Robbers Roost Villas Homeowners Association, Inc. was held on November 5, 2022 following the Robbers Roost Regime's 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.

Jan Pugh, President, opened the meeting and welcomed everyone in attendance.

Roll Call:

Quorum was established at each Regime's Annual Meeting earlier this morning.

Approval of Minutes:

Dennis Harlow #855 made a Motion to accept the Minutes of the November 6, 2021 Annual Meeting. Raj Maharaj #831 seconded the Motion and it carried.

President's Report:

The HOA Master Board met 5 times this past year. In July we had significant amount of rain and many units were flooded in Regime #1. Due to all the flooding, we formed a drainage committee. Pam Bane has been working diligently with the city of North Myrtle Beach and the Robbers Roost Development to try to resolve the issue. The Master Board budgeted money in the 2023 budget to hire an attorney to represent us and make sure we're making the right decision and to see that Robbers Roost best interest is handled. We also budgeted to hire an engineer to look at the plans for maintenance to make sure what the city has proposed will help resolve our drainage issues. Beverly Nunn asked if the Master Association has hired an engineer yet. Jan Pugh replied, no because everyone we tried was not willing to take us on as a client. Beverly Nunn asked can we go outside of Horry County. Pam Bane stated we have contacted 11 engineers within North Carolina and South Carolina and all have turned us down. The engineer firms may not want to go against municipalities because they do business with them or may have to do business with them in the future. Brian O'Hea #942 mentioned that the city was trying to push us along quickly to get the work done. Susan Gayton #929 mentioned that civil engineers are backed up with work and not accepting new work. It may only require an engineer to review the plans and not have to perform a complete study of the drainage. The process is not going to be fast. Lucy Oates #918 said we're getting back lash from the city for not cleaning out our drains. Jan Pugh stated all of our drainage systems have been cleaned and the City of North Myrtle Beach is aware of this. Susan Gayton #929 noted per code for South Carolina, the Development was required to do a study of our property as well as their property's system before the development was built to see if it was altered or changed. The responsibility is not on us, but on the development due to the elevation and drainage changed. The Master Board voted to go out and purchase a pump to be able to move water off our water during heavy rains. . We're

looking for the best type whether it is electric or gas with a generator to suit our needs. The pump will be kept onsite for any future flooding events. C.D Carter has a contact in Charlotte North Carolina and will make contact to see if they are interested.

Landscaping

The Master Board obtained three estimates for landscaping. The Board compared the pros and cons of all three and voted to stay with James Bellamy. Beverly Nunn #907 asked if the Board discussed with James Bellamy about not taking on additional projects from owners so he can have things done in adequate time. Yes, this is one of the stipulations of the contract that he is not go do things for the owners until after his work has been completed and on his time not our time and that he hire appropriate help.

Front Entrance:

Jan Pugh discussed the service trucks and individuals trying to use our entrance driveway to gain access to the new development. It is a private entrance and drive that we own. Board of Directors has discussed installing boulders or some type of landscape keeps them from utilizing our entrance. The development doesn't have an easement to use that driveway to access their streets. Raj Maharaj #831 asked if the Board considered putting in a gate. Jan Pugh stated that a gate was not included in the 2023 budget and was too expensive to install and maintain. An owner asked the Board if they considered negotiating with the developer in the community instead of putting up a gate to open up a street to connect with ours and if he will put in the pump for drainage.

Trash Compactor:

D.C. Carter asked why the board couldn't put up a gate at the trash compactor to keep intruders out. Jan Pugh noted that we all agree there's an issue with unauthorized individuals using our trash compactor because people think it's public but the HOA is paying for that service. This has been discussed but there may be an issue with people leaving bags of trash in front of the gate if they do not have a key. We also do not know if the trash service has an objection to having to unlock a gate each time they need to empty the compactor. Lucy Oakes stated putting up a private dumpster sign would possibly deter intruders. There are signs already posted and no one pays attention to them. Pam Bane noted that all trash is to be bagged trash only, not mattresses, paint cans, rugs or etc. Gary Carroll #843 asked why the HOA didn't have recycling. Pam Bane noted the HOA had it but it was not used properly and so the HOA did away with it. If owners want to do recycling there are several places in the area where you can take recyclables.

Pool Updates:

Jan Pugh #946 stated the HOA will be doing an upgrade to the pool and will purchase some new furniture in 2023. We will get rid of the oldest chairs with the gold trim and replace them with 12 new chairs that match the blue and white furniture we have. All umbrellas will be replaced before the 2023 pool season. An owner asked what about the lights around the pool and if they will be upgraded as well? Pam Bane stated the Board had looked at this several years ago but the Board decided not to replace them at that time due to cost. We are aware that the pool light poles

need to be painted. The pool decking will be resurfaced also. We also plan to remove the large shrubs from inside the pool area.

Treasurer's Report

Erwin Smith gave the finance report. Currently there is \$23,930.40 in the operating account, \$55,232.85 in the money market account and \$10,335.05 in certificates. Total assets are \$89,518.30. Copies of audited financial statements for 2021 were distributed.

Erwin Smith noted that the attorney fees, engineering fees, drainage fees are all included in the 2023 budget. We budgeted for \$411,000 as we have no control over the insurance which is budgeted at \$161,000 the cable and internet is \$62,000 and \$30,000 for drainage expenses. We are trying to build money for next year.

Unfinished Business:

There was no unfinished business.

New Business:

The owners are asking that the Board send out the details for the insurance. One owner asked to see the insurance policy to see how much he needs to carry on his property. Pam Bane said she sent owners a summary for each building. She also explained that the HOA should expect to see up to a 15% wind deductible and a 20% increase in property coverage in 2023. An owner asked if the HOA considered putting in hurricane clips, they can be very beneficial. The Board was unaware of what the owner was proposing but would be willing to look into this. There was discussion about the HOA being under insured. This is not correct as we had an appraisal done to make sure that we were not underinsured. The Association does have a \$50,000.00 deductible, which we had to take to be able to afford the premiums. The Association is not required to carry flood insurance. That is up to the individual owner to carry if they choose to do so.

A vote was taken to either resurface the tennis court or remove it. We found out that it would cost us thousands of dollars to repair the courts. The result of the vote was that 75% of the owners voted to remove the tennis courts. The estimated cost was \$18,000 to remove the court and the fence. However the price may have gone up since the estimate was obtained. The Master Board has voted to put this on hold in 2023 because we need the funds for the drainage. The courts will be locked and the nets removed for safety reasons.

There was discussion about the concrete in the picnic area being cracked and an eye sore. Jan Pugh #946 mentioned that is a discussion for the new Board to consider but there are no funds in the 2023 budget to repair it.

Adjournment:

Brian O'Hea made a Motion to adjourn the meeting. The motion was seconded and carried.

Respectfully Submitted

Freda Gore
Recording Secretary