

**THE YACHT CLUB AT LIGHTKEEPERS VILLAGE  
HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
NOVEMBER 12, 2022**

Pursuant to call, the Annual Members Meeting of the Yacht Club at Lightkeepers Village Association, Inc. was held on Saturday, November 12, 2022 at St. Stephens Episcopal Church, North Myrtle Beach, South Carolina. Representing Property & Association Management Company was Pam Bane, Freda Gore and Stacey Causey. Freda Gore was the recording secretary.

**WELCOME:**

Tom Burke, President, welcomed everyone and thanked all for attending.

**PROOF OF NOTICE:**

Johanna Vandermark, examined the Proof of Notice for the Mailing of the Annual Meeting Formal Notices and Pam Bane was instructed to file the document with the Association records.

**QUORUM:**

There were 19.81058 percent of the owners present and 36.7043 percent present by written Proxy or a total of 56.51488 percent of the membership; therefore a quorum was declared.

**READING OF THE MINUTES:**

The Minutes of the November 13, 2021 Annual Homeowners' meeting was presented to the membership. Paul Smotas made a motion to accept the Minutes as written. Linda Gotwals seconded the Motion and it carried.

**OFFICER'S REPORTS:**

Chris Cahill presented the Social Committee report. The first Tuesday of each month is the ladies luncheon. We got to a different restaurant each month. We are looking for a gentleman to get involved to plan outings for the men. We recently did a cruise on the Barefoot Princes and everyone enjoyed this. Tonight is our Annual Dinner and it is sold out. This will be a catered meal for 40. There will be a silent auction and the funds raised will be donated to the Veterans Welcome Home project. If you are not getting the emails for the social events, please contact Chris Cahill. If you would like to serve on the committee, please let her know this as well.

Roxanne Marshall presented the Treasurer's Report. As of September 30, 2022 we had a total of \$18,852.32 in the operating account and a total of \$235,285.00 in the various reserve accounts.

**TREASURER'S REPORT**

Roxanne Marshall presented the Treasurer's Report. As of September 30, 2022 we had a total of \$18,852.32 in the operating account and a total of \$235,285.00 in the various reserve accounts. By the end of 2022 we plan to have a total of \$291,000.0 in the reserves.

Roxanne Marshall presented the 2023 budget. Insurance is our largest cost and as you can see we had a drastic increase in 2022 and expect another one in 2023. This caused us to need approximately \$75,000.00 more in our budget for 2023. Mulch was increased for 2023 as we did not have enough funds for this in 2022. Building cleaning is now every other week in order to cut this cost. Building repairs have cost around \$20,000.00 each year. Utilities have increase. The reserve account has also

been increase due to increased cost of items such as new roofs. There was a \$10,000.00 error for 2 years which caused a \$20,000.00 shortfall in reserves and this has been added to the reserves for 2023. The 2023 cost per month for Buildings 3 and 4 will be \$315.00, Buildings 5 – 11 will be \$336.00 and Buildings 2, 50 and 35 – 42 will be \$399.00.

The budget and reserve scheduled was developed with the discussion of a \$50,000.00 Special Assessment to be divided out to each owner. \$20,000.00 would go to reserves, \$15,000.00 for the additional cost of the 2022 insurance and \$15,000.00 to pay to replace the stairs at Building #2. We borrowed funds from reserves in order to pay for the insurance and it needs to be replaced. This information has been relayed to the incoming Board of Directors and it will be their decision if they want to proceed with a Special Assessment. We will be able to pay our bills over the next 3 years, but there will not be funding left over. Costs continue to increase so our fees must increase. If the Special Assessment is approved, we had planned for it to be paid in two installments in 2023. If the cost of insurance were to decrease then the assessments would decrease.

An owner stated there is an issue with the steps to the marina on the side of Building #5 and the handrail is up in the air. The marina is working in this area and will be making those repairs.

At this time we only have one estimate to replace the stairs at Building #2 and we will be obtaining more estimates before that project is started.

The Association had to spend funds this year to take the gutter water to the bulkhead and the marina took it from there through the bulkhead. We planned to use the same contractor the marina was using, but that did not work, so we used Hemingway Lawn Care for the project.

Maria Gempler asked if there were any unpaid bills at this time. Roxanne Marshall stated yes we do have several bills that are still pending.

#### **THE LANDSCAPING COMMITTEE**

Roxanne Marshall stated we paid for 150 yards of mulch this year. Some mulch has been completed for this year and will apply pine straw out of the 2023 budget. The newly elected Board will review the 2022 projected expenses to determine if we apply more mulch in December, 2022 or in 2023.

There was also an issue between Buildings #8 and #9. We had to address the front downspouts as well as irrigation that was destroyed by the Utility Company when they were working on the marina project. The lines were crushed and had to be dug back out and replaced. The power company is not taking responsibility for the damages. The marina is working with their contractor to try and get us reimbursed for some of our repair cost when their project has been completed. Other irrigation leaks were also found as they were working on these repairs.

The pond at the front has an issue with the well not working. The Association will need to look at digging the well deeper or digging a new one at some point. Currently we are filling that pond from the Pointes well.

#### **ELECTION OF DIRECTORS**

Pam Bane opened the floor for further nominations. Having no nominations from the floor, Mary Jane Schomaker made a Motion to close the nominations. Maria Gempler seconded the Motion and it carried. Greg Nazaruk and Stephen Ivey both stood and introduced themselves. Joseph Tursi and Kevin Lennox were both unable to attend today. Johanna Vandermark, acting Secretary cast one ballot

to elect the 4 nominees to the Board of Directors.

### **OLD BUSINESS**

Roxanne Marshall stated we now have elected the Board of Directors and going forward they should form committees to help the community with various projects that arise. She mentioned a finance committee, a contract review committee and perhaps some type of education committee to help everyone work together.

### **NEW BUSINESS**

The Pointe has been provided a list of all the owner names if you are planning to attend Intracoastal Christmas Regatta. All guests have to be accompanied by an owner. The Pointe is replacing the boardwalk so Paul Smotas said he was not sure they would be allowed down at the Pointe this year. Pam Bane said the property manager had contacted her office for a list of our owner's names to verify they should be on the boardwalk and they would be allowed to view the parade. Owners were also asked to donate a new unwrapped toy and it could be dropped off at the marina.

Pam Bane thanked Roxanne Marshall for serving on the Board of Directors. After the meeting Pam Bane realized she did not also thank Johanna Vandermark. Johanna has served on the Board for so long that Pam did not realize that she would no longer be serving and it has been a pleasure working with her.

Mr. Gagnon asked if they were going to gate the boardwalk to not allow us use of it all the way to the end. Pam Bane stated she was not aware of any plans to gate any portion of the boardwalk.

Having no further business to come before the meeting, Mary Jane Schomaker made a motion to adjourn. Tom Ditzler seconded the Motion and it carried.

Respectfully submitted,

Freda Gore  
Property & Association Management Company, Inc.