

**PALMETTO GREENS
HOMEOWNERS' ASSOCIATION, INC.
APRIL 13, 2022**

MINUTES

Pursuant to call, the Annual Members Meeting of the Palmetto Greens Homeowners' Association, Inc. was held on April 13, 2022 commencing at 6:00 PM at the Colonial Charters pool area, Longs South Carolina, 29566.

WELCOME

Steve Moore, President called the Meeting to order. Pam Bane of Property & Association Management Co., Inc will be Acting Secretary for the purpose of the Meeting.

QUORUM

There were seventeen (17) homes represented at the meeting in person and twenty-two (22) homeowners represented by written Proxy. With a total of thirty-nine (39) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was not established, therefore Steve Moore President adjourned the meeting.

**RECALLED PALMETTO GREENS HOMEOWNERS'S ASSOCIATION, INC.
ANNUAL MEETING
May 4, 2022**

CALL TO ORDER:

Steve Moore, President called the meeting to order.

QUORUM:

There were seventeen (17) owners present and thirty-two (32) by proxy for a total of 49. Due to the Association needing half of the original quorum of forty seven (47), they were able to establish a quorum 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

Nancy Moseley made a Motion to accept the Minutes of the April 22, 2021 Annual Minutes as written. Joannie Heavie Frank seconded the Motion and it carried.

OFFICERS REPORTS

Pam Bane presented the treasure's report. As of February 28, 2022 there is \$8,515.30 in the Operating Account, \$25,581.88 in the Reserve Account and \$993.00 in Accounts Receivable. Total assets are \$37,973.64.

Ellen Echenrode stated she is paying HTC \$10.00 per month for internet, but yet she is paying this with the HOA fees. It was determined she is paying to have an upgrade to her internet speed and she would need to discuss this with HTC.

It was noted there is an orange conduit line still sticking out of the ground near the entrance and it may be a safety issue. This is conduit for the fiber optics. We can ask HTC if they can do something with this line. The area where this is located is golf course property. It is dark in this area and you have a difficult time seeing people walking or walking their dogs.

We now have a lot more traffic than we used to have with all the golf carts, as well as bicycles. There was a complaint regarding someone on a motorized bicycle that is flying on our streets. They appear to be coming from the Sun Colony area. Speeding is also an issue. Steve Moore stated if this issue is happening around the same time each day, please note this and let property management know. They can relay the information to the police officer that patrols our community and he can then monitor our area for speeders.

Nancy Mosely state there have been kids on the golf course playing soccer after hours as well as spraying graffiti on the electric boxes. This would be a golf course issue to deal with as they do not allow trespassing.

PROPERTY MANAGER REPORT:

Pam Bane reported the pool is open, as it opened April 15th and will remain open until October 15, this year.

In the near future the section of Charter Drive from the speed hump to just past the golf course maintenance shed will be seal coated. Notice will be posted as that section of Charter Drive will be closed during this time. Charlie Beaty asked about the concrete work that was done on Charter Drive as it is not working. The work that was done was not what the Master Board had asked for. Turner Asphalt was supposed to regrade that area to slope it away from the road. We were then going to have a new ditch dug, so that the water drained out to Highway 9. Turner Asphalt did remove the concrete work from our bill as we refused to pay for it.

ELECTION OF DIRECTORS

There are currently three (3) vacancies on the Board of Directors for two-year terms. There were no names submitted for nomination prior to the meeting. We did receive several write in candidates. Pam Bane asked if any of the write in candidates were present. Charlie Beaty, Joan Heavey-Frank and Jimmy Daniels were present and agreed to accept the nomination. James Crosby volunteered to serve on the Board of Directors. Mr. Maher made a Motion to close the nominations. Nancy Mosely seconded the Motion and it carried. The candidates were asked to introduce themselves. At this time Mr.

Crosby withdrew his name for consideration. Charlie Beaty, Joan Heavey-Frank and Jimmy Daniels were elected to the Board by acclamation. The newly elected Board of Directors will meet after the Annual Meeting to elect the slate of officers.

UNFINISHED BUSINESS

One of the owners was talking to Frank Pickett of the Villas at Palmetto Greens regarding the lack of a fountain in the pond. There is now a new golf course manager that we can speak with regarding this issue. It was also suggested we look at possibly a solar powered fountain as then we would not have issues with power installation and hookups. The newly elected Board will meet with the golf course to discuss this issue.

Lynette Choates asked if anything was going to be done with the pillars at our entrance. These are located on golf course property. We can possibly enhance them, but if we want to remove them we have to obtain the permission of the golf course.

The Welcome to Colonial Charters sign is going to be removed. We are just waiting on an electrician to take the power off the sign and then it will be removed.

NEW BUSINESS

Darlene Yeager stated the mailboxes are getting old and the post they are on are starting to fall apart. Steve Moore stated this is an owner responsibility to repair or replace. Someone asked if we can have a different color mailbox. They need to be either white or black to be official, but you can check with the Post Office to see if they allow something different.

George Bowling thanked Steve Moore and Nancy Mosely for their service to the Board of Directors these past few years. Mr. Bowling also thanked Pam Bane and her staff for their services to us a property managers.

ADJOURNMENT

Having no further business to come before the Membership, Mr. Maher made a Motion to adjourn. Mrs. Choates seconded the Motion and it carried.

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

Approved by:
Steven Moore, President

