

**PALMETTO GREENS
HOMEOWNERS' ASSOCIATION, INC.**

March 22, 2023

MINUTES

Pursuant to call, the Annual Members Meeting of the Palmetto Greens Homeowners' Association, Inc. was held on March 22, 2023 the V.F.W, Little River, South Carolina,

WELCOME

Joan Heavy Frank, 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 twenty-four (24) homes represented at the meeting in person and twenty (20) homeowners represented by written Proxy. With a total of thirty-nine (44) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was not established, therefore Joan Heavy Frank, President adjourned the meeting.

There was information discussion regarding the Habitat for Humanity store being built at the entrance.

The pool will open April 15, 2023.

There were questions regarding going back to a bulk cable agreement with HTC. HTC no longer offers cable in a bulk agreement to single family homes, only internet is available in a bulk agreement.

The stop signs are being replaced with new signs and volunteers have agreed to straighten the post.

There are plans to put a light on the Palmetto Greens sign, but due to no electrical access we are looking for a solar light that will work.

**RECALLED PALMETTO GREENS HOMEOWNERS'S ASSOCIATION, INC.
ANNUAL MEETING
April 19, 2023**

CALL TO ORDER:

Joan Heavy Frank, President called the meeting to order.

QUORUM:

There were eighteen (18) owners present and fifteen (15) by proxy for a total of 33. 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

Charlie Beaty made a Motion to accept the Minutes of the April 13 2022 Annual Minutes as written. George Bowling seconded the Motion and it carried.

OFFICERS REPORTS

Cary Algood presented the treasure's report. As of March 31, 2023 there is \$13,011.50 in the Operating Account, \$30,753.92 in the Reserve Account and \$416.00 in Accounts Receivable. Total assets are \$47,064.88.

ELECTION OF DIRECTORS

There are currently two (2) vacancies on the Board of Directors for two-year terms. Ellen Echenrode submitted her name for consideration prior to the meeting. Cary Algood was thanked for his service on the Board of Directors as his term expires today. At this time Joan Heavy Frank opened the floor for nominations. There were no nominations and no volunteers to serve on the Board of Directors at this time. Cary Algood made a Motion to close the nominations. Charlie Beaty seconded the Motion and it carried. Ellen Echenrode was re-elected to the Board of Directors. The Board will seek someone to appoint to the Board of Directors so they have five (5) Board members.

UNFINISHED BUSINESS

Joan Heavy Frank reported the pillars with the PG lettering were removed and the Palmetto Greens sign was moved from in front of the golf course to our first entrance. We are still looking into a way to light the sign.

There was discussion regarding putting a fountain in the pond. Joan Heavy Frank stated we did look into this but at the advice of the attorney the Association can't be responsible for putting a fountain in a pond that we do not own.

NEW BUSINESS

There are sink holes developing on the vacant lot that is owned by the golf course. It could be an irrigation issue or a storm drain issue, but this is something the golf course will have to address as we do not own the property. It was noted another one is starting to develop near the stop sign and could create an issue with the road if it is not addressed. This will be brought to the attention of the Colonial Charters Community Master Board Road Committee and Drainage Committee.

Joan Heavy Frank stated this has been a good year and we got a lot accomplished.

Placement of trash cans was discussed. Trash cans are to be put out of sight after trash has been picked up. At no time other than trash day should they be visible from the front of the home. They need to be kept in the garage or screened from view on the side of the home.

It has been noted we now have a lot of playground equipment in backyards. As a reminder all playground equipment and trampolines need to be approved before they are installed. Owners are require to make sure these type items are anchored down in the event of a storm, they do not blow away and cause damages to neighboring property.

ADJOURNMENT

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

Respectfully Submitted

Pam Bane, Managing Agent