

**SUNSET HARBOUR
ANNUAL PROPERTY OWNERS ASSOCIATION MEETING
DECEMBER 10, 2022**

MINUTES

Call to Order

Pursuant to call, the Annual Members Meeting of the Sunset Harbour Property Owners Homeowners' Association, Inc. was held on December 10, 2022 at the North Myrtle Beach Historical Museum located at 799 2nd Ave North, North Myrtle Beach, SC 29582.

Quorum

Dan Lowry, President, formally opened the Meeting in accordance with the Declaration and By-Laws of the Association. Roll call was taken at the door in order to verify the establishment of a quorum.

Present in Person	16
Proxy	80
TOTAL	96

Proof of Mailing:

The Sunset Harbour Property Owners Board of Directors examined the Proof of Mailing of the Notice of the Annual Members Meeting, and the instruction was given to property management to file the Proof of Mailing Notice with the official Minutes of the meeting.

Dan Lowry introduced the representatives from Property & Association Management Co., Pam Bane, Laura Patterson, Freda Gore and Stacey Causey were all in attendance.

Approval of Minutes:

Matthew Towns (Lot 46) made a Motion to approve the Minutes of the December 4, 2022 Annual Meeting Minutes. Marcia Faris (Lot 140) seconded the Motion and it unanimously carried.

Report of Officers:

Bobby Hall presented the Treasurer's report. We are moving in the right direction. We currently have a financial statement and a copy is in your hand out today. Property Management has had to move forward with what little was received from Wright Management in the transition. We hope to have everything corrected by year end this year as some of the balance sheet figures appear to be incorrect. Larry Hyman thanked Property & Association Management for being diligent in working to get as much information as possible for us to be able to move forward.

2023 Budget:

Copies of the 2023 budget were included in the handout today. There will be no increase for 2023. The budget also includes a breakdown of each line item showing the per door cost for the year, so you can see how much you pay for each line item. You will receive a statement from

Truist Bank to pay your yearly assessment. You will have the option to pay it at the bank, pay it online or mail the payment in.

Property taxes for the Association are low due to this being community property and the tax assessor does not put a high value on the property as it can't be sold since it belongs to all the owners.

There was no evidence of missing funds during the transition of new property management. As of October 31, 2022 there was \$18,918.69 in the operating account, \$241,152.22 in the reserve account and a CD of \$55,004.52. We did spend funds from reserves this year for improvements and upgrades of our facilities.

Election of Officers;

Danny Worley has decided not to run for re-election. The Board of Directors thanked him for his service. Danny Worley has been a very hands on Board member and has a lot of knowledge of the Association and has been a true asset to the Board of Directors. Pam Bane opened the floor for nominations and/or volunteers. There were no nominations from the floor. Dean Doucette (Lot 173) made a Motion to close the nominations. Barbara Franklin (Lot 159) seconded the Motion and it unanimously carried. At this time Larry Hyman and Peggy Peggy Gruenemeier, the two nominees introduced themselves. The Board of Directors cast one ballot to elect the two nominees by acclamation.

Old/Unfinished Business:

There was no old/unfinished business to discuss.

New Business:

Chris Cunningham discussed having a dog parade sometime in the spring. A small entry fee would be charged and the funds donated to the local Humane Society. The parade would be in our neighborhood. Owners in attendance were very open to this idea especially the idea of donating to the shelter.

Mrs. Hall (Lot 67) stocks the pet waste pickup bags. If you see they are out, please let her know. If you have bags to donate, they are welcome.

Everyone thanked Debbie McLaughlin for the clubhouse decorations. The clubhouse is very festive.

There will be a cookie exchange on December 18th from 4PM to 6PM, everyone is welcome. Bring your favorite cookie to share and we will also have some refreshments.

Property Management is working on adding our Association to their website. The website is www.scpaminc.com. Copies of the Covenants and By-laws, Rules, ARB forms and Minutes will be posted on the website. They expect to have this up and running for us by the end of December. Financial information will not be posted. You can obtain a copy of the financial statements by contacting Property & Association Management at 843-399-6116.

The Welcome Committee is working on a new system so they are aware when we have new

owners.

Bobby Hall stated we know there are issues when there is new construction. There was a recent issue with a roofing company that had to use an elevator type system in order to get the tiles to the roof and someone called code enforcement as they could not pass by on the street. The truck was only going to be there for a short period of time and it was not necessary to contact the City to have someone come out for this. We just ask that you be patient when this type of work is happening.

Peggy Gruenemeier thanked the Social Committee for all their work. There was a great turnout at the last event and everyone enjoyed the event.

Larry Hyman thanked the owners for their patience this past year. A lot of things were accomplished without the help of the previous property management company. The Board does try to stay on top of everything and will be seen walking the property all the time.

Chris Cunningham asked that owners contact Property & Association with any issues that the Board needs to address. These will be forwarded to the Board upon receipt and for any necessary action needed.

Rowland Britt is the Chair of the ARB Committee. If you need to submit a project for review, please send it to Property & Association Management and it will be forwarded to the Board as well as Mr. Britt upon receipt. You will be notified of the decision once it has been reviewed.

Adjournment:

There being no further business to discuss Lynn Pendley (Lot 161) made a Motion to Adjourn. The Motion was seconded by Dean Doucette (Lot 173) and it unanimously carried.

Respectfully Submitted,

Freda Gore, Recording Secretary