

**TOWNHOMES ON SHELLBANK
ANNUAL MEETING
MINUTES
February 11, 2023**

Pursuant to call, the Annual Members Meeting of the Townhomes on Shellbank Homeowners' Association, Inc. was held on February 11, 2023. The meeting was held at North Myrtle Beach Historical Museum, North Myrtle Beach, South Carolina.

John Butler, President opened the meeting and welcomed everyone in attendance.

Roll Call:

Roll was taken at the door. There were 32.02% of the membership present and 32.12% represented by proxy with a total of 64.14%, therefore a quorum was established.

Proof of Mailing:

Pam Bane presented the Proof of Mailing of the Formal Notice to James Cooke, Secretary, and after review was instructed to file the document with the records of the meeting.

Approval of Minutes:

Susan Bliss made a Motion to accept the February 12, 2022 Annual Minute as written. Dan Green seconded the Motion and the Motion carried.

Report of Officers:

Pam Bane reported the Colonial Charters Master Pool is having the bathrooms retiled and painted before the pool opens.

Habitat for Humanity is building a store/warehouse as you enter Colonial Charters on the right. Colonial Club Estates owns this section of Charter Drive and gave them a right of way to be able to exit onto Charter Drive from this property.

Joe Graham, former chair of the Colonial Charters Master Association Drainage Committee has met with John Butler several times regarding the issue with the pond. Mr. Graham has found out why the pond no longer will retain water and has the name of a company that can make this repair. He has been working with Horry County Storm Water as well. They currently have issues with beaver damns that need to be addressed first before the pond issue can be addressed. The Colonial Charters Master Association has agreed to pay for the repair to the pond. The other issue is our retaining wall; the Association will be responsible for this if it has to be repaired.

The Association has hired Tommy's Irrigation to take care of the irrigation system for 2023. Seagreen Irrigation is no longer in business.

Election:

There are currently two vacancies to the Board of Directors, as Dan Green and Dan Vignone's terms expire today. These positions will be for two-year terms. Dan Green and Dan Vignone have submitted their names for consideration. John Butler opened the floor for nominations or volunteers. Having no further nominations, Mr. Burnett made a Motion to close the nominations. John Butler seconded the Motion and it carried. James Cooke, Secretary, cast one ballot to elect Dan Green and Dan Vignone by acclamation.

Unfinished Business/New Business:

John Butler stated we still have an issue with people parking in the street. The Board of Directors is going to revise the rules regarding street parking and once they have been revised, recorded and copies given to each owner they will be enforced going forward.

The parking lot of the quads was redone to allow for 2 designated parking spaces for each unit. This has resolved a lot of issues.

Power washing and gutter cleaning will take place this spring after the pollen has gone.

Someone from the UK has purchased the undeveloped property right past our townhomes and has it listed for sale. The Colonial Charters Master Association will require a road bond be put in place before any construction can take place. We are not able to purchase the vacant land at the end of our street for additional parking. They are selling all of this property in one piece for development.

There were questions regarding an abandoned home on Charter Drive. This property is in the Colonial Cottages neighborhood. The bank is in the process of foreclosing on the home. Once the bank has taken possession, then the Association can force them to clean up the yard as well as the home.

HTC is working to install the fiber optic lines in the community. The upgrade will allow for better and faster internet services.

Insurance cost has skyrocketed and do not appear to be decreasing. Your current insurance will not renew until September 1, 2023. We were originally told to expect a 15% increase over what we paid in 2022, but that does not seem to be the case. Building cost has increased and so has the cost of insurance. Pam Bane said they are seeing some policies doubling in cost. A cost appraisal may also be required this year, so cost will need to be obtained for that as well. The insurance is already out to market to try and obtain the best pricing available.

Mulching cost has been removed from the budget in order to save cost. Several owners have applied their own mulch. There was discussion regarding adding this back to the 2024 budget or leaving it up to the individual owners to apply mulch to their units. The majority of the owners preferred to take care of the mulch themselves.

Adjournment

Connie Burnette made a Motion to adjourn. Dan Vignone seconded the Motion and the meeting was adjourned.

Respectfully Submitted,

Pam Bane

Recording Secretary

Property & Association Management Co., Inc,