

WOODSIDE AT WATERS EDGE HOA, INC.
ANNUAL MEETING
May13, 2023
MINUTES

Pursuant to call the Annual Meeting of the Woodside at Waters Edge Homeowners Association, Inc. Annual meeting was called to order by Bobbie Hutchinson, Vice President. The Meeting was held at the Woodside at Waters Edge pool.

Representing Property & Association Management Co., Inc. was Pam Bane.

Quorum:

There were 32 owners present in person and 13 represented by proxy for a total of 45. A quorum was established and the meeting continued.

Pam Bane presented the proof of Notice and Dianna Anderson reviewed and instructed this to be filed with the Annual Meeting Minutes.

Minutes:

Mr. Peters made a Motion to approve the Minutes of the May 21, 2022 Annual Meeting. Mr. Matalik seconded the Motion and it carried.

Officers Reports:

Bobbie Hutchinson thanked Bill Shattuck, Lynn Bussinger and Jeff Cunningham for their service on the Board of Directors this past year.

Bobbie Hutchinson thanked Mr. Kelm, Mr. Brooks and Mr. Olive for serving on the ARC for the past several years. We are looking for volunteers for ARC committees if anyone is interested in serving please contact a Board member or property management.

Lynn Bussinger and Deb Shattuck were also thanked for serving on the pool committee.

Treasurer's Report:

Dianna Anderson reported there is a copy of the March 31, 2023 financial report is included in the handout for today's meeting. As of March 31, 2023 there is \$26,965.16 in the operating account, \$83,441.57 in reserves for the amenity center. Dianna Anderson reviews all bills with the property manager prior to payment being remitted. She also thanked Property & Association Management for their work and we are currently staying within our budget.

Election:

Pam Bane from Property & Association Management stated at this time Bobbie Hutchinson was the only name that had been submitted and included on the proxies for consideration. We received several write in candidates for today's meeting. These were Tim Gilmond, Bryan King, Brian Fanning, Lynn Bussinger, Rebecca Sergeant, Alison Romaine and Linda Brooks. Lynn Bussinger and Linda Brooks declined the

nominations. Rebecca Sergeant was not present to accept the nomination. Pam Bane then opened the floor for nominations and/or volunteers. Having no further nominees, Mr. Wolk made a Motion to close the nominations. The Motion was seconded and carried. Mr. Wolk, Ms. Barrett and Mrs. Matalik served as the ballot inspectors. The ballots were totaled and Bobbie Hutchinson and Alison Romaine were elected. There was a runoff between Tim Gilmond and Brian Fanning due to a tie the first vote. The ballots were handed out for the runoff. The ballots were tallied and Brian Fanning was elected to the Board of Directors.

Old/New Business:

Bobbie Hutchinson discussed the pending lawsuit. The lawsuit has now been filed and everyone involved has been served. Prior to everyone being served the attorney's office had advised the Board of Directors not to discuss this. We have provided verified information to the attorney's office showing there is \$100,000.00 missing from the Woodside Master Association. Our Association withheld our payments to the Master Association and has been putting these funds in our reserve account until the issues are resolved. According to Wright Management they can't take care of the entrance, the road or the gate due to lack of funding. The Covenants and By-laws do give the Master Association the right to Special assess the owners if they need funds to take care of items. Currently the Developer, Inlet View Development has the sole power for the Master Association. Our Association does not have a seat on the Board of Directors and we have no say in anything that has to do with the shared common areas. The road, the entrance and 9 common areas are part of the Master Association, but have not been deeded over. This is why we have no say or vote on anything related to these areas. There are recorded Covenants and By-laws for the Master Association. As far as we know there is no Board of Directors and no budget. They have refused to give us any financial information. There was a question regarding Wright Management still being in business. As of now their office is still open.

Our Association paid \$67,000.00 to the Master Association as each home sold had to pay \$1,000.00. As far as we can tell these funds are gone. Our attorney has advised that we can't take care of property we do not own. Our attorney has advised it will not take \$100,000.00 in attorney fees to settle this, but it will cost thousands of dollars. We are not suing over the money, but are suing for control of the common areas and control of the Master Association.

Mr. Lender still owns property that could potentially be allowed to access our roads and we do not want that to happen. The driveway that was allowed at our front entrance is a prime example. That area was supposed to be green space for our Association. It has now been allowed as an access point to the home as well as property behind the home that had no access before. There is the potential for Mr. Lender to allow easements to two other properties that would then access our roads and we do not want this to happen. It is stated in the Master Association Covenants the Developer has the right to annex more property into our Association and allow them road usage.

The permit for the gate to the marshland properties was obtained under fraudulent

information that was provided to the City of North Myrtle Beach.

Our attorney has called for a meeting of all the attorneys that are involved with this lawsuit. We think this will take place in June but do not expect any agreement. Most likely this will go to mediation. We need to have control of our Community, which is the result we hope to get from this lawsuit.

There was discussion regarding this being a criminal or a civil case. If we find there is actual theft or embezzlement we will pursue this. Right now we are considering this a civil case.

We know that Inlet view has sold 17 lots and Mr. Lender has kept one for himself which makes him still the Declarant since all the lots are not sold. The declarant also has 10 votes for his lots and we have 65 votes, one for each lot.

Several owners asked why we just don't take care of the issues with the road and the entrance ourselves. Bobbie Hutchinson stated we have to be able to show there is harm. In addition we can't spend our Association funds to maintain property that we do not own. The irrigation is turned off as they did not pay the bill, but we can't pay to turn it back on.

Gary Stellpflugis is chair of the Landscape Committee. Difficult discussions such as the mulch have had to be made in order to stay within budget. Having one company to maintain the yards in the community was not designed to provide a total manicured lawn. It was designed to ensure that all the yards were mowed and bushes trimmed on a routine basis.

There was discussion regarding the bike path being built on Little River Neck Road. This may cause issues with vehicles entering and existing our property and could be dangerous. It was suggested stop signs for the bikes are placed to have them stop before crossing our road.

Some owners volunteered to donate funds to purchase a microphone to be used at meetings due to difficulty of being able to hear.

New cameras have been installed at the pool. These are not reviewed by the Board on a daily basis. They can be reviewed by the phone company and the police if there is an issue.

Having no further business to come before the membership Mr. Kelm made a Motion to adjourn. Ms. Barrett, seconded the Motion it carried.

Respectfully Submitted,

Pam Bane, recording Secretary