

**VILLAGE AT PALMETTO GREENS  
HOMEOWNERS' ASSOCIATION, INC.  
ANNUAL MEETING  
JUNE 6, 2023**

**MINUTES**

Pursuant to call, the Annual Members Meeting of the Village at Palmetto Greens Homeowners' Association, Inc. was held on June 6 2023 commencing at 6:30 PM at the Colonial Charters pool area, Longs, South Carolina, 29568.

**WELCOME**

Sandy Maynard, President called the Meeting to order. Pam Bane of Property & Association Management Co., Inc will be Recording Secretary for the purpose of the Meeting.

**QUORUM**

There were fifteen (15) homes represented at the meeting in person and eighteen (18) homeowners represented by written Proxy. With a total of thirty-three (33) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was established 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**

Steven Farmer made a Motion to accept the Minutes of the June 7, 2022 Annual Meeting as written. Sharon Daly seconded the Motion and it carried.

**TREASURER'S REPORT**

Mike Golden presented the Treasurer's report. A copy of the April, 2023 financial report was included in the handout for the meeting. As of April 30, 2023 there is \$13,973.48 in the Operating account, \$14,086.35 in the Reserve account, \$2,500.00 in Accounts receivable and utility deposits of \$550.00. Total Assets are \$31,109.83. As the Board of Directors has promised, we are doing everything possible to keep from raising our fees. As of April 30, 2023 we have spent 31% of our budget. There has been no surprise costs this year so we have been able to stay within or below budget. The Board has tried as promised to try and keep from raising fees for at least 3 years. After reviewing our past budgets, we noted that we are actually in our 2<sup>nd</sup> year of our three year plan. January 2024 will start our third year. We would like to refurbish the mulch in 2024 on the berm if we can find funding within our budget. The berm is starting to wash out and we need to do something to prevent further erosion.

**ELECTION OF DIRECTORS**

There are currently two (2) vacancies on the Board of Directors for three-year terms, as

the terms of Mike Golden and Steven Farmer expire today. Mike Golden and Steven Framer had submitted their names for consideration prior to the election. At this time Sandy Maynard opened the floor for nominations. There were no nominations from the floor. Sulane Cramer made a Motion to close the nominations. Sharon Daly seconded the Motion and it carried. Sharon Daly, Secretary cast one ballot to elect the two nominees to the Board of Directors. The newly elected Board of Directors will meet after the Annual Meeting to elect the slate of officers.

### **UNFINISHED BUSINESS**

Sandy Maynard stated there was a recent issue with the guest of an owner allowing their dog to relieve itself on other neighbor's yards. The guest was not cleaning up after the pet. Sandy Maynard stated she addressed this issue with the owner and asked that they make sure all guest are aware of the Rules and Regulations in the future. Owners are responsible for the actions of their guest. Everyone is reminded you are responsible for cleaning up after your pets and properly disposing of this.

Some owners stated others are throwing cigarette butts in their yards. This should not be happening by anyone. If you smoke, you need to properly dispose of your smoking materials.

### **NEW BUSINESS**

Several owners stated there is a speeding issue in the neighborhood. Children are now out of school and out playing and this is dangerous. Several owners volunteered to allow the police patrol to park in their driveways when needed in order to prevent the speeding issue. The speed limit is 15 M.P.H. and it is posted in several areas.

Ann Orman stated the Board of Directors needs to consider installing a "No Outlet" sign just before the cul-de-sac. People come racing down there and lots of children use this area to play.

We still have issues with people feeding the ducks and the geese. As you know the geese droppings are horrendous to deal with. Please DO NOT feed these birds. The golf course has been trying to the ducks and geese. People feeding them is not helping. Pam Bane stated she has information as to why you should not feed these birds. It is not only hazard to your health; it is a hazard to the bird's health. Sandy Maynard will post this at the mailbox station for everyone to review.

The stop sign post is still in need of repair. Pam Bane stated she will follow up regarding this repair getting completed. The signage in the community needs to be straightened, tightened and also cleaned. We will ask for volunteers for this project.

Someone asked about No Soliciting. Pam Bane stated there is a sign posted at the front entrance stating this is not allowed. If you have an issue, get the name of the company and if possible a phone number so that she can call them to make them aware it will not be tolerated. Several owners reported a recent issue with someone saying they were representing a pest control service and were very pushy. Owners need to be aware of

possible scams.

If you have changed your email or are not getting emails, please check with Sharon Daly tonight to update your information. You can also update your contact information with the property management company. This information is only used to send out information regarding our Association. It is not released to the public.

Sandy Maynard reported that Ms. Mines has recently suffered from health issues and is currently in rehab. She has a long way to go towards recovery. Her son Shawn is home and does have people checking on him. You may want to send a card as she may enjoy getting them. There was a suggestion about possibly sending a gift card or gas card as this may help her son be able to get back and forth to see his mother. Sharon Daly stated if anyone would like to do this they can drop them at her house and she will handle getting them to the family.

Everyone was pleased with the new landscaping company, Grande Landscaping. It was noted that they are very polite and are doing a great job.

Ann Orman thanked the Board of Directors for everything running so smoothly. It is a pleasure to attend meetings like the one held tonight.

#### **ADJOURNMENT**

Having no further business to come before the Membership, Steven Farmer made a Motion to adjourn. Margaret Lester seconded the Motion and it carried.

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

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*Approved by:*  
Sandy Maynard, President