

ROBBERS ROOST REGIME 3 HOA MEETING
NOVEMBER 4, 2023
9:00 am at Clubhouse

Owners in Attendance:

Lynn & Jeff Jimison
Ellen Grubb
Jamie Carter
Carolyn & Desi Carter
David & Rosemary Cozart
Rich & Deborah Walsh
Henry Eller
Courtney & Shane Koblack
Susan Weddington

- Sign in for roll call was performed and a quorum was met with eight units present in person and five by proxy.
- 2022 Minutes were approved with the correction removing Beth Mastery from attendance and adding Tom Johnson.
- A new copy of Robbers Roost Villas Regime 3 Rules and Regulations was handed out. The only change was under the Parking Areas to remove the sentence "Commercial vehicles and commercial trailers are allowed for a limited time but not permitted to park overnight." This change was voted on at last year's meeting to address the bread truck/trailer.
- Investment account was inquired about by Desi asking what type of account it is, Checking or what type of investment account? *Who knows the answer to this?*
- Budget Finacials were discussed, main discussion was cost of property Insurance and increase to dues. Lynn said that it was a large increase and will not likely get any better, only worse, that she and Pam attended a meeting with SC Insurance commission and many insurance companies are pulling out of all coastal properties and are likely to keep going up.

- Our phase discussed how we want to pay for the increase of dues for the discrepancy in our budget, one time assessment or monthly dues increased. Lynn said that a **2 BR** one time assessment would be **\$1246.00** and a **3 BR** would be **\$1386.00**. Susan made the motion to pay a one time assessment; discussed. All in attendance voted to do a one time assessment.
- Drainage and pipes were discussed and we are to learn more at the Master Meeting today.
- Trena Plyler's Treasure position was up, Susan Weddington nominated her to keep this position for a second term. Henry seconded, All in favor. Passed
- Dues to remain the same for 2024, but look at mid year to add to our reserve account (probably around June 2024)

New Business:

- PVC and spindles on decks like Regime 4. Ronnie's quote for a 2 BR/3 BR was around \$1200-\$1300 per unit.
Discussion. Rosemary Cozart made a motion to allow individual owners to be responsible for their own decking. All in Favor and Approved.
- When is the one time assessment due date? January 2024

Adjournment

Board Members for 2023-2024

President: Lynn Jimison

VP: Susan Weddington

Treasurer : Trena Plyler

Secretary: Ellen Grubb

Directors- Carolyn Carter