

ROBBERS ROOST VILLAS HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING
MINUTES
NOVEMBER 4, 2023

Pursuant to call, the Annual Members Meeting of the Robbers Roost Villas Homeowners Association, Inc. was held on November 4, 2023 following the Robbers Roost Regime's 1, 2, 3, and 4 Annual Meetings. The meeting was held at the VFW located at 111 Highway 57 North, Little River, South Carolina 29566.

Brian Wilson, President, opened the meeting and welcomed everyone in attendance.

Roll Call:

Quorum was established at each Regime's Annual Meeting earlier this morning.

Approval of Minutes:

Susan Gayton #929 made a Motion to accept the Minutes of the November 5, 2022 Annual Meeting. Brian O'Hea #942 seconded the Motion and it carried.

Drainage update:

Pam Bane stated that the Master Association has retained Earthworks Engineer to perform more onsite surveys along with the scope of work that we need to do in order to attach to the drains the City of North Myrtle Beach is proposing to install. They will also be conducting testing to ensure the work the City is proposing will work. Earthworks has already made a site visit as well as attended a meeting with some of the Board members along with City officials in prior months so they are very familiar with our issues. Mullins and Wylie Attorneys at Law are handling the legal part of this project. The city has asked us to divert the water from the Regime 3 and 4 parking lots to our main road and down to Regime 1. An Earthwork does not think this will work as they feel the pipes are not large enough and the catch basin may also not be large enough to handle this kind of volume of water. They will be looking at all of the property especially behind the units of 900 -914 where the water is backing up behind the units. There are other areas of concern around the entire property, Earthworks look at the entire property. We have already addressed the areas of most concern, such as the French drains behind some of the units in Regime 1, the buried pipes behind Regimes 3 & 4 and we also have asked them to look at other areas that may cause concern later. The City wants to redirect our water into a new system with the catch basin that runs out to 11th Ave. and then over into the waterway. Earthworks has been hired to develop a storm water plan to make sure the work proposed by the City will do what they are claiming it will do, which is to get all of our water out of Robbers Roost. We won't know what the recourse is until they figure it out. Susan Gayton stated Earthworks is waiting on information or calculations from the city. The city is not forthcoming since asked for the information and or plans. Brian Wilson stated that everyone wants to see some progress as this has been going on for quite some time now.

The city wants the association to sign a Hold Harmless Agreement. Attorney Bobby Wylie reviewed the document and made revisions. The agreement is saying that we won't sue the city, as we want this to state we won't sue for past damages, but leave an option open for future issues in the event the drainage system fails. The attorneys are going back and forth about this. A question was asked if we contacted the city council or the mayor about the drainage issues. Pam Bane stated that yes she has contacted them both and they are aware of the situation as they were on the grounds before City Manager arrived the first time we flooded. City Council has been very helpful in getting information to us as well as talking to City officials on our behalf.

One of the owners asked about exposed pipes coming from the down spouts 801 & 803. They would like to have them removed or buried. Earthworks will be looking at these type pipes to make that determination.

In 2022, Jan Pugh stated that when she was on the Board, they agreed that \$30,000 would be added into the budget for the drainage, this amount is being used in 2023 and we have budgeted another \$30, 00.00 for 2024. The City is also requesting that we sign an agreement that the contract stating that the association will take preventative measures to keep our drain pipes cleaned. All of our drain pipes were located and cleaned in 2022.

There have been issues with that development not maintaining their common areas that border our property as well as their ditches. Pam Bane stated she called in code enforcement and their aware of the area to be maintained. Manning has advised they will put in the access gates for their lawn people to be able to access these areas for clean it up. Hopefully get it resolved soon. When you come in the community to the right, where the fences and rocks are, part of it is going to be a natural area. A berm, greenery, shrubby or trees will be put there. The City & developers agreed to block this area so that they do not have access to our entrance. Brian Wilson asked what happens when Manning finishes and if any issues occur will things fall back on Manning. We will need to send them a letter of what the exact agreement is they uphold and then it will fall on their Association to maintain these areas.

Once we have the plans from Earthworks a copy will be posted at the clubhouse.

Pam Bane thanked Ronnie Crawford for keeping our storm water pump running. He's been responsible for running and helping operate the pump. Mike Green and Henry Eller have also been instrumental with keeping the pump running when needed. If anyone would like to volunteer to help contact Ronnie Crawford. The storm grates get covered over with debris. Pam Bane stated there will times when owners will have to take it upon themselves during a heavy rain to clear the grate of debris. The pump has been serviced and ready to operation. A question was asked why we couldn't put in an electrical pump with a floater. It was noted that if the electricity go out we will be in bad shape. An owner also suggested a split lift station pump that operates if the water fills up. This information will be given to Earthworks.

It was also noted that we will need to put a lien on Manning if he tries to get his bond back without doing what he was supposed to do. Susan Gayton said they have to do what was asked of them before it will be signed off. A punch list will be given and if not, we will go after his bonds. The Board is also requesting a meeting be set up with the City of North Myrtle Beach to discuss concerns that Earthworks is unable to complete their assessment and report due to items needed from the City and the Developer. Property Management will coordinate this on behalf of Robbers Roost Villas.

Treasurer's Report

Pam Bane gave the finance report. Currently there is \$28,013.03 in the operating account, \$52,115.59 in the money market account and \$10,374.67 in certificates and \$81,193.88 in prepaid insurance. Total assets are \$171,697.17. Copies of audited financial statements for 2022 were distributed. Susan Gayton made a Motion to accept the financial report as read. Mac Morrow 2nd and it carried.

Unfinished Business:

Brian Wilson stated there were many questions to why nothing has been done about removing the tennis courts. The Board is still in the early stages of trying to see what will be the best course of action. We are thinking about taking half of the court and converting to parking lot for overflow parking for all Regimes. The entrance and exit would be off the main entrance road. Some type of fencing or shrubs would be planted to shield the Regime 2 owners from issues such as headlights. The Board of Directors has agreed that drainage is the first priority and will be taken care of before we do anything about the tennis courts. There will be conversations to determine the outcome of the tennis court area, but all owners are more the glad to bring any ideals or suggestions to the Board before a decision is made. We will be looking at a 5 and 10 year plan harder so we don't have to face these types of situations not prepared again. The other half of the area will be grass. A question was asked if golf carts will be allowed to utilize the overflow parking if this happens. Yes and each parking space can be marked to allow for 2 carts in one space or one car per space.

The Association also thanks the owners that volunteer to do the plantings at our front entrance.

All community input is encouraged and needed as we work together.

Adjournment:

Brian O'Hea made a Motion to adjourn the meeting. The motion was seconded and carried.

Respectfully Submitted

Freda Gore
Recording Secretary

ROBBERS ROOST VILLAS HOMEOWNERS' ASSOCIATION, INC.
ORGINIZATIONAL MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 4, 2023

MINUTES

Pursuant to call, the Organizational Meeting of the Robbers Roost Villas Homeowners' Association, Inc. Board of Directors was held immediately following the Annual Members Meeting on Saturday, November 4, 2023.

The following Directors were present:

Brian Wilson, Gail McConnell, Brian O'Hea, Susan Guyton, Lynn Jimison and Mack Morrow

ELECTION OF DIRECTORS:

The following slate of Officers was presented:

President - Brian Wilson

Vice President - Brian O'Hea

Treasurer - Lynn Jimison

Secretary - Jan Pugh

Directors at Large, Susan Gayton, Mac Marrow, Gail McConnell

Gail McConnell made a motion to accept the slate of officers as presented. Brian O'Hea seconded the Motion and it carried.

Having no further business to discuss, Brian O'Hea made a Motion to adjourn. Jan Pugh seconded the Motion and the Motion carried.

Respectfully submitted,

Freda Gore
Recording Secretary