

**THE VILLAGE AT LITTLE RIVER**  
**ANNUAL MEETING**  
**MINUTES**  
November 18, 2023

Pursuant to call, the Annual Members Meeting of The Village at Little River Homeowners Association, Inc. was held on November 18, 2023 at the North Myrtle Beach Library. Nancy Sexton, President welcomed everyone in attendance.

**Roll Call:**

Homeowners signed in and proxies were opened and recorded at the door. Roll was taken. There were 11 owners present and 16 represented by proxy which exceeded the required 51% of the ownership; therefore, a quorum was established. New member, Morgan Walter, was welcomed to the Village.

**Invocation:**

President Sexton opened the meeting with prayer and remembrance of homeowners who passed away during the year. Board Member, Dottie Wilburn, followed with invocation.

**OLD BUSINESS:**

1. **Approval of Minutes:**

A motion to accept the Minutes of Nov. 5, 2022 was made by K. Cress and seconded by B. Jordan. The motion carried. A motion was made and accepted to accept Minutes of the Feb. 25, 2023 Special Membership Meeting. The motion carried.

2. **Report of Treasurer:**

Jean Rescigno, Treasurer, reported Operating Assets of \$27,211.05 and Capital Improvement Assets of \$31,042.78 and that \$7 per unit CPI dues increase for 2024 had been approved at the September board meeting. Cable and landscaping remain our largest expense. She provided a handout of the board approved budget for 2024.

3. **Report of Governing Documents/Restrictive Covenants (Amendments):**

N. Sexton reported that proposed amendments from the 2022 Annual Meeting and Special Membership Meeting had been accepted and filed with the Register of Deeds.

**NEW BUSINESS:**

1. **Introduction of Pam Bane – Property and Assoc., Management Inc.:**

P. Bane inquired if there were any questions regarding the company's handling of 2023 financial responsibility; discussed their procedures and advised that all expenditures had to be board approved prior to payment. She presented additional management responsibilities they are prepared to handle (\$8 door per month) but reminded everyone that their actions are directed by the board. They also have a maintenance person available at an hourly rate. Pam advised that smoke detectors should be replaced every 10 years. You can now purchase them with a ten-year battery installed. If you need help with installation, the fire department offers this service free of charge. Call them on their non-emergency number.

2. 2023 Review:

N. Sexton reviewed accomplishments: completed lattice work around utility boxes, resealed and restriped parking lot; repaired parking lot dips, sidewalks, filed Restrictive Covenants amendments, renewed 5-year cable/internet contract, cleaned gutters, power washed units, replaced dogwood tree.

3. 2024 Priorities:

Membership identified unit painting as the top priority. Bid preparation will proceed to establish parameters and identifying contractors for quotes.

4. Discussion – Amendment to Restrictive Covenants (Rental Units):

After discussion, voting ensued. The Amendment did not pass at this time as the vote was 21 in favor and we needed 22 in order for it to pass.

5. 2024 Budget Discussion with Possible Increase:

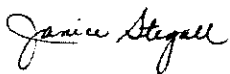
Homeowners expressed desire to have the management company handle additional responsibilities and the additional expense was discussed. Tom Gallagher made the following motion: *“to increase the approved 2024 budget to include an additional \$8.00 per unit dues increase to enter into a contract with Property & Association Management Inc. for the purpose of HOA management effective 1/1/2024.”* The motion was seconded by Kathy Cress, voted and passed. Total monthly dues effective 1/1/2024 are \$235.00.

6. Call for Board Nominations from the Floor:

N. Sexton called for nominations from the floor, stating that one board seat was available for 2024-2025. There were no nominations from the floor. J. Stegall stated two write in nominations had been received and Howard Campbell received the most votes. Howard was added to the board.

There being no further business, the meeting adjourned at 11:45 a.m.

Respectfully,



Jan Stegall, Secretary

**2024 – Board Members**

Nancy Sexton – President D. Wilburn – V. President • Jan Stegall – Secretary/Treasurer  
H. Campbell • P. Cokernak • K. Cress • B. Jordan • C. Kesler • Jean Rescigno