

**PINEBROOK HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
MINUTES
SEPTEMBER 9, 2023**

Pursuant to call, the Board Members Meeting of the Pinebrook Homeowners' Association, Inc. was held on September 9, 2023 commencing at 9:00 a.m. at the Pool Area at 3978 Pinebrook Circle, Little River, SC 29566. Mark Gupton, President welcomed everyone in attendance and called the meeting to order.

Roll Call:

Roll was taken at the door by Freda Gore of Property & Association Management Co., Inc. There were fourteen (14) members present and ten (10) by proxy. A quorum was established and the meeting continued.

Proof of Mailing

Mark Gupton, President, and Meg O'connor examined the Proof of Mailing of the Notice of the Annual Members Meeting, and the instruction was given to Freda Gore to file the Proof of Mailing Notice with the official Minutes of the meeting.

Approval of Minutes:

Meg O'connor made a Motion to approve the Minutes of the September 12, 2022 meeting. Mark Gupton seconded the Motion and it unanimously carried.

Report of Officers:

Mark Gupton stated that the big tree came down in the storm. When he called Santee Cooper in the past about the tree, they said if it comes down, we will come back and take care of it. Mark Gupton called Santee Cooper and they came and cleaned up the tree just as they said.

The sign is replaced.

We had minimal repairs done to the pool deck. The reconstruction company repaired a few 6x6 deck boards. We got 3 bags of cement and made a few post stationary. We painted the decking and put a yellow line DHEC.

A few trees around the pool deck was taking out. RC Brown helped take the smaller trees like the gum tree down. He will come back and take a few more other trees out as some were staining the pool deck.

Mark Gupton had a friend to come and do some minor work around the pool area. He saved the HOA a lot of money by only charging \$20.00 a job.



Financial Report

Freda Gore gave the financial report. There is \$2,049.20 in the operating account \$23,020.70 in the Reserve Account, \$3,014.00 in the Accounts Receivable, and \$1,282.32 in prepaid insurance for a total of \$29,366.66.

Owners wanted to know exactly how much of the HOA dues are put into the reserve account.

Election

Meg O'Connor has put in her resignation from the Board of Directors.

The floor was opened for nominations. Mark Gupton and Brenda Watts were elected to the Boar of Directors for two year terms. Bob Dignin was nominated from the floor to serve on the Board of Directors for a one year term. Meg O'Connor made a Motion to close the floor for nominations. Brenda Watts seconded it and it carried. Brenda Watts cast one vote to elect the slate of officers to the Board of Directors.

Old Business

There was discussion about increasing the dues for the HOA. An owner expressed his concerns that the Board has not increased the dues for an amount that will add money into the reserves that's sufficient. Meg O'Connor stated that a yearly increase should happen because of the inflation. It would be the ideal to increase the HOA fees. There was a 3% increase to the dues which is now \$88.00 a month.

Pinebrook Board of Directors asked Freda Gore to set up a financial meeting with Stacey Causey as they have many questions they would like to discuss. Dee Hoover asked that the HOA have another meeting with the owners after they find out the answers to the questions so they all will be in the know.

Jerome Walker made a Motion to make a consider amount of the dues designated to reserve account legally. Mark Gupton Seconded it and it carried. The amount will be discussed at the next meeting.

Old Business

An owner wanted to know why the pool closes up on September 15th instead of September 31st. Jackie Dignin asked if it was ok for owners to come to the pool and sit on the deck. It was stated that they could but no one is allowed to swim in the pool. An owner thought that it was against DHEC regulations that this happen but Freda Gore stated that it wasn't against any DHEC regulations as they have many HOA's where their pool is closed but owners are still able to go to the pool area and sit around. DHEC will not shut the pool down for this unless someone is caught swimming. Meg O'Connor stated that the pool is closed down for hurricane season but owners are welcome to come and sit at any time of the year.



Dee Hoover had concerns about owners not abiding by the no smoking rule at the pool. Some owners have been seen vaping and that is still a sense of smoking especially when young children are at the pool. She thought that more signs need to be put up so owners will notice them. Mark Gupton stated that he could put more signs up if the owners wanted them so the no smoking can be more visible.

The owners voiced their suggestions that a community Meet & Greet should be done once a year.

An owner has parked a yellow truck in the driveway. It's unsightly and goes against the Rules & Regulations.

Mr. Osman asked if the Pinebrook Association was responsible for maintaining the road. The nursing home is bringing heavy trucks in and out damaging the road. There was discussion about the Mr. Randall still owning the property that abuts the pool area. It was stated he deeded the property to the association many years ago. The property is deemed non inclusive and have the right away. The association cannot stop anyone from accessing the road. Pinebrook is responsible for upkeep, maintaining and liability on the road. The legal process to make any changes must be followed. Maybe the association can get Mr. Randall if he is still living to donate the area or sell it to the HOA.

Adjournment

Meg O'Conner made a Motion to adjourn. Tom Osman seconded the Motion and it the meeting adjourned.

Respectfully Submitted,

Freda Gore

