

**PINEBROOK HOMEOWNERS' ASSOCIATION
ANNUAL MEETING
MINUTES
SEPTEMBER 21, 2024**

Pursuant to call, the Board Members Meeting of the Pinebrook Homeowners' Association, Inc. was held on September 21, 2024 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 eight (8) members present and ten (10) by proxy. A quorum was established and the meeting continued.

Proof of Mailing

Mark Gupton, President 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:

Kerry Johnson made a Motion to approve the Minutes of the September 9, 2023 meeting. Mark Gupton seconded the Motion and it unanimously carried.

Report of Officers:

Mark Gupton stated the board took down more trees. The Board repaired two small repairs on the road. Brightwater is going to cut into the road and take it to the stop light. They are going to put a light at the entrance of Brightwater approximately midway up.

The pool has looked it's best this year since the replacement of technicians. Mark Gupton stayed on the previous technician about what he wasn't doing and had Freda Gore call his boss multiple times. It wasn't working out so the boss made the decision to switch technicians and it worked out to be the best for us. Since then, the technician decided to leave the company, now we are waiting for a new technician but the season is coming to an end.

There were a couple signs installed in the community due to owners not picking up behind their pets and slinging it behind the mailbox and yard waste. The area coming into the development across from the mailboxes has people parking in the wide area and using it for a turn around. Mark Gupton put a sign up that says we got grass now hoping to deter people from parking there. A guy driving a big truck was parked in the area and Mark Gupton went to speak with him and nicely asked him if he was aware of the no parking sign in that area. He stated he didn't but Mark Gupton explained to him that he parked closed to the sign and probably couldn't see it.

Financial Report

Freda Gore gave the financial report. There is \$8,905.05 in the operating account \$32,799.29 in the Reserve Account, \$3,014.00 in the Accounts Receivable, and \$1,394.00 in prepaid insurance for a total of \$43,098.34.

Jerome Walker stated that Santee Cooper is changing how they are billing their customers during higher peak hour usage. He asked if the pool machines could be cut off during that time. Mark Gupton stated no that the pool must keep circulating or it would cause problems.

Freda Gore stated the 2025 Budget was included in the owners Annual Meeting packet. The 2025 budget has a slight increase in the HOA fee from \$88.00 to \$93.00. Mark Gupton noted that all of the expenses have gone up and is yet increasing but Pinebrook still has the lowest HOA fee in the area.

Election

The floor was opened for nominations. Bob Dignin was nominated from the floor to serve on the Board of Directors for a two year term. Kerry Johnson made a Motion to close the floor for nominations. Mark Gupton seconded it and it carried.

Old Business

Some owners feel that the speed bumps are hazardous and should be taken out. Mark Gupton stated the speed bumps shouldn't be taken out as it stops owners from speeding. A question was raised if they could be painted. Meg O'Connor said the speed bumps were installed to divert water from houses down below to direct it out. Meg O'Connor made a Motion to spray paint the speed bumps. Karen Osman Seconded the Motion and it carried.

Meg O'Connor stated the ditch is not draining behind the mailboxes. Mark Gupton stated the water has always sat there. He called the county out twice about the drainage and once in a drought 2 or 3 months ago. They stated what we are seeing is the rain water coming from the drain at Brightwater. Meg O'Connor asked if the owners could be informed of the results when contractors or county workers are called to come out.

New Business

There was no new business.

Adjournment

Mark Gupton made a Motion to adjourn. Jean seconded the Motion and it the meeting adjourned.

Respectfully Submitted,

Freda Gore