

**VILLAGE AT PALMETTO GREENS  
HOMEOWNERS' ASSOCIATION, INC.  
ANNUAL MEETING  
JUNE 6, 2024**

**MINUTES**

Pursuant to call, the Annual Members Meeting of the Village at Palmetto Greens Homeowners' Association, Inc. was held on June 6 2024 commencing at 6:30 PM at the Colonial Charters pool area, Longs, South Carolina, 29568.

**WELCOME**

Sandy Maynard, President called the Meeting to order. Pam Bane of Property & Association Management Co., Inc will be Recording Secretary for the purpose of the Meeting.

**QUORUM**

There were thirteen (13) homes represented at the meeting in person and twenty-three (23) homeowners represented by written Proxy. With a total of thirty-six (36) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was established and the meeting continued.

**PROOF OF NOTICE:**

The Board of Directors reviewed the proof of notice and gave instructions to file this with the Annual Meeting records.

**MINUTES**

Sharon Daly made a Motion to accept the Minutes of the June 6, 2023 Annual Meeting as written. Steve Farmer seconded the Motion and it carried.

**TREASURER'S REPORT**

Sandy Maynard presented the Treasurer's report. A copy of the April, 2024 financial report was included in the handout for the meeting. As of April 30, 2024 there is \$13,853.66 in the Operating account, \$20, 138.40 in the Reserve account and account receivable of \$3,641.00. We are currently on track with our 2024 budget. If we continue to stay within budget and do not have any major increases for items we hope to not increase the assessments in 2025. Steven Farmer made a Motion to accept the Treasurer's report. Sharon Daly seconded the Motion and it carried.

**PRESIDENT'S REPORT**

Sandy Maynard reported landscaping is one of our largest expenses. The Board feels Grande Landscaping is doing a much better job than the previous company. We also spent \$3,500.00 to have the berm mulched this year.

The Board of Directors and property management try to utilize emails as much as possible to save postage and supply cost. If you are not getting notices via email please

let the property management company know so they can get your email corrected.

The Board has turned the power off to the common area irrigation to save money. We do still have a small water bill in order to keep the meter in case it is needed. Some of you may have received a letter from Grand Strand Water and Sewer regarding the need for a back flow test for your irrigation. If you have irrigation you are required to have a backflow installed and it must be tested yearly. The Association used Tom Mears of Tommy's Backflow Service and he was reasonably priced. He can be reached at 843-591-3510.

The Association continues to put money into the reserve account on a monthly basis. When the Board took over the Association there were no funds in a reserve account. We had to consider that we own the roads and at some point will have to spend money for maintenance on them. The berm also has to be maintained in the event there was damage we will have funding to pay for it.

We do pay the Colonial Charters Master Association for use of the main roads in Colonial Charters, as does every Association in the Community.

Colonial Club Estates owns the road at the main entrance as well as the guardhouse. They are responsible for having the entrance sign repaired. They would also be responsible for posting no parking signs along that section of Charter Drive due to the opening of the Habitat for Humanity Store.

### **ELECTION OF DIRECTORS**

There is currently one (1) vacancy on the Board of Directors for three-year terms, as the term of Sandy Maynard expires today. Sandy Maynard had submitted her name for consideration prior to the election. At this time Sandy Maynard opened the floor for nominations. There were no nominations from the floor. Randal Turpin made a Motion to close the nominations. Steve Farmer seconded the Motion and it carried. Sharon Daly, Secretary cast one ballot to elect Sandy Maynard to the Board of Directors. The newly elected Board of Directors will meet after the Annual Meeting to elect the slate of officers.

### **UNFINISHED BUSINESS**

Sandy Maynard we continue to have ongoing issues regarding pets. Pets must be on a leash when outside of your property and all owners are required to clean up after their pets.

### **NEW BUSINESS**

The Board of Directors has discussed a ruling to only allow holiday decorations to be installed 30 days prior to the holiday and they must be removed within 2 weeks after the holiday.

Owners need to know the location of their property lines. Do not place or install anything beyond your property line as it will become an issue. There should be property

line markers buried at the corner of each of your lines. It may take a metal detector to locate them.

If your lawn has a transformer installed by the utility company it requires a six foot clearance all the way around the transformer. If you plant items too close to it they have the right to remove them.

Ann Orman asked the Board to consider adding a “No Outlet” sign on her street. Speeding is also becoming an issue. Pam Bane asked it was a specific times of day when the speeding occurs. Colonial Charters does pay for police patrol at random and we can make them aware of this issue. They do have the right to issue tickets for any vehicular violation.

Steven Farmer asked why the landscapers did not maintain the berm at his home. After much discussion it was determined this was his property and not common area so he would have to maintain it. The area around the pond is owned by the HOA, which is why Grande Landscaping maintains this area.

#### **ADJOURNMENT**

Having no further business to come before the Membership, Steven Farmer made a Motion to adjourn. Sharon Daly seconded the Motion and it carried.

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*Prepared by Property &  
Association Management Co.,  
Inc. and Submitted for:  
Sharon Daly, Secretary*

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*Approved by:*  
Sandy Maynard, President