

**THE VILLAS AT PALMETTO GREENS
ANNUAL MEETING MINUTES**

Pursuant to call, the Annual Members Meeting of the Villas at Palmetto Greens Homeowners' Association, Inc. was held on August 29, 2023. The meeting was held at Colonial Charters golf course.

Frank Pickett, President, opened the meeting and welcomed everyone in attendance.

Roll Call:

Roll was taken at the door. There were 12 owners present and 5 represented by proxy, therefore a quorum were established.

Proof of Mailing:

Pam Bane presented the Proof of Mailing of the Formal Notice and after review was instructed to file the document with the records of the meeting.

Approval of Minutes:

Mr. Reto made a Motion to dispense with the reading of the Annual Meeting Minutes of August 23, 2022. Mr. Braham seconded the Motion and it carried.

Treasurer's Report:

Pam Bane presented the treasurer's report. Currently \$14,687.18 in the operating account and \$22,066.72 in the reserve account. Total assets are \$36,753.00. We currently have a net profit of \$2,707.00 but should be within budget at the end of the year. The Association should also receive a check from the water Department now that Little River Water and Sewer have merged with Grand Strand Water and Sewer.

Election:

There are currently two positions open for the Board of Directors. Pam Bane opened the floor for nominations. Chris Laird and Mary Beth Dwyer both volunteered to serve again. Having no further nominations from the floor, the nominations were closed. Chris Laird, Secretary Cast one vote to accept the two candidates by acclamation.

Unfinished Business:

Deb Antezzio asked about power washing and gutter cleaning. Frank Pickett stated the Association contracts the same company to clean the gutters at the same time the buildings are power washed. If you need your gutters cleaned please let us know.

Larry Brahm stated he still has some flooding issues behind his unit since the new sod was installed at his neighbors. Now all the water backs up towards his unit. Bonnie Silk stated she has the same issue. Mr. Thurston stated he also has an issue, but his area was seeded, no sod was used. Frank Pickett stated we will have Grande Landscaping look at this to see what can be done.

New Business:

There has been discussion that a Circle K gas station may be built at the front entrance. Right



now there is no confirmation of this.

The bollards at the end of Palmetto Green Drive have to be removed and a locked gate installed. This is due to a Horry County Fire regulation to allow the Fire Department access in the event of an emergency. At no time will Sun Colony be allowed to have access to our roads.

It was noted cars including the golf carts are not stopping at the stop signs.

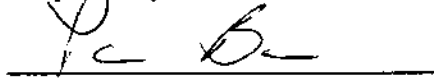
There was a suggestion to have a directory for all the residents. Property management will prepare a sheet to go out to everyone when the Minutes are ready to be sent out. Due to privacy laws, each owner must sign to agree to allow their emails and phone numbers to be included. The directory will just be available to our residents.

Frank Picket stated that per the Covenants each owner is supposed to supply proof of insurance to the Association. Owners need to ask their insurance companies to supply a certificate of insurance. We do not need your entire policy, only proof that you have insurance.

Adjournment

Having no further business to come before the membership, a Motion and a second as made to adjourn.

Respectfully Submitted,



Pam Bane

Recording Secretary

Property & Association Management Co., Inc.,

