

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 27, 2024. The meeting was held at 290 Lake Mist Court, Longs, South Carolina.

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

Roll Call:

Roll was taken at the door. There were 9 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:

Christina Laird made a Motion to dispense with the reading of the Annual Meeting Minutes of August 29, 2023 and accept them as written. Patricia Reto seconded the Motion and it carried. It was noted the plans to build a gas station at the entrance to Colonial Charters was not approved. The current plan if approved will be to build a small complex, with mixed use such as a coffee shop.

Treasurer's Report:

Pam Bane presented the treasurer's report. As of July 30, 2024 there is \$16,741.12 in the operating account and \$2,758.70 in a money market account and \$20,575.49 in a CD. Total assets are \$40,114.31. We currently have a net profit of \$2,634.84 but should be within budget at the end of the year. .

Frank Pickett stated we have been able to save on the irrigation cost due to the system being turned off since the recent rain storms.

Owners were reminded peak hours with the electric company will start in September.

Election:

There are currently three positions open for the Board of Directors. There were no nominees prior to the meeting. Frank Pickett opened the floor for nominations. Frank Pickett agreed to serve for one year and Karen Rogers agreed to serve. Having no further nominations from the floor, the nominations were closed. Chris Laird, Secretary Cast one vote to accept the two candidates by acclamation. The Board can appoint someone to fill the 5th position if they choose to do so at a later date.

Unfinished Business:

Karen Rogers was asked to hold off on moving her fence until they determine if there is an issue with the irrigation that will require the fence to be moved.

Mary Beth Dwyer had an electrical issue which cost her close to \$5,000.00 to repair. The main wiring to her home had to be replaced. The Electricians were not sure how this happened. Mary Beth Dwyer was without power for several weeks due to this issue and trying to get it repaired. Another owner stated he found that his unit was not grounded and had to have this repaired. There are supposed to be 4 wires and his unit only had 3 wires.

Bonnie Silk wanted to make sure the issue with her lack of grass is going to be addressed. New sod was installed, but it died. Frank Pickett stated this is going to be addressed this fall when the weather is cooler as it is too hot to replace sod right now. The landscapers are already aware this has to be repaired.

New Business:

There has been an issue with cars parking along the side of Charter Drive. This section of roadway belongs to Colonial Club Estates. They are aware of the problem and are supposed to get this addressed. They were paving the parking lot and had to park there for 24 hours, but some owners have now started parking there all the time.

There was discussion regarding the upcoming 2025 budget. There will be an increase, but at this time we do not know exactly how much. Cable has a 5% increase each year. We also now have a contract for someone to manage the irrigation that will have to be included.

Craig Lanier asked how roof replacements were going to be handled. Owners are responsible for their roof repairs and or replacements. If it is a shared roof, it may be in the best interest of the 2 owners to reroof their units at the same time. Roofing companies can try to blend in the shingles, but a lot of times it creates issues with the roof over time. If you need to repair the roof, the shingles need to match as close as possible. Over time the roof boots will crack and have to either be replaced or resealed to prevent issues inside the home.

Bonnie Silk and Craig Lanier were thanked for their service on the Board of Directors.

Owners are reminded they need to supply the Association proof of insurance for their units.

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.,