

**CYPRESS BAY GOLF & TENNIS RESORT**

**HOMEOWNERS ASSOCIATION, INC.**

**31<sup>st</sup> ANNUAL MEMBERS' MEETING**

**April 19, 2025**

**MINUTES**

Pursuant to call, an Annual Meeting of the Board of Directors of Cypress Bay Golf & Tennis Resort III was held on Saturday, April 19, 2025 at 9:00 A.M, at North Myrtle Beach Historical Museum, North Myrtle Beach, South Carolina.

**I. WELCOME**

Mr. Spencer Thorton welcomed all homeowners to the 31<sup>st</sup> Cypress Bay III Annual Meeting and thanked everyone for their interest and participation.

**II. INTRODUCTION:**

Board Members present and constitution a quorum were Spencer Thorton, Shelly Wiechert, and Nelson Huggins.

**III. FORMAL OPENING**

Spencer Thorton as Chairperson opened the Meeting at 9:05 A.M, in accordance the Declarations and By-Laws of the Association. Present from Property & Association Management Company was Freda Gore, acting as Recording Secretary.

**A. CERTIFICATION OF PROXIES**

**B.** The members of the Association present at the Meeting, in person and via proxy, are illustrated by the appropriate notations on the Official Roll files with the total representation of records of this Meeting as follows:35.31% present and 23.49 by Proxy for a total of 58.90%. Therefore, a quorum was established, and the meeting continued, in accordance with the Association's documents.

**C. PROOF OF MAILING**

Shelly Wiechert, Secretary then examined the Proof of Mailing of the Annual Meeting and state that this document would be filed with the Official Records of this Meeting.

**D. APPROVAL OF MINUTES**

A Motion was made by Nelson Huggins and seconded by Spencer Thorton



and unanimously carried to approve the minutes of the Annual Meeting held on April 20, 2024.

**E. REPORT OF OFFICERS**

Bob Foote reported new canopies are being installed at EE Building. There are other canopies that are in need of repair or replacement as well. New carpet has also been ordered for EE Building and will be installed when it comes in.

Pam Bane reported at the end of March, 2025 the Association has \$49,884.53 in the operating account, \$264,275.07 in the money market account. Total Current Assets are \$326,902.76.

There was discussion about the jets missing from the hot tub. They were missing since the resurfacing repair work.

Spencer Thornton stated the Board is keeping the HOA fees the same.

Palm tree by the pool has a fungus. Management will get it checked out.

**F. APPOINTMENT BY CHAIRMAN OF INSPECTORS OF THE ELECTION**

Cherie Gaboury and Suzanne Norman volunteered to be ballot inspectors.

**G. ELECTION**

There are currently three positions open for the Board of Director for two-year terms. Thomas Billcliff, Barbara Carroll, Carol Ghee, Spencer Thornton and Shelly Wiechert submitted their names as candidates prior to the meeting. At this time Spencer Thornton opened the floor for nominations. There were no write in votes. Having no other nominations were received from the floor. A Motion was made to close the nominations. Susan Dotson seconded the Motion and it carried. The ballots were counted and Thomas Billcliff, Carol Ghee and Spencer Thornton were elected to the Board of Directors. Shelly Wiechert was thanked for her service on the Board of Director.

**IV. UNFINISHED BUSINESS**

Thomas Billcliff BB -15 mentioned owners are not picking up the dog waste after their pets. Rentals shouldn't have pets in the first place. Owners are leaving food in the pool areas. There is a sign in front of the hot tub but children are constantly in the hot tub. One incident a child used the bathroom in the hot tub. Freda Gore from the management asked to give the management company the unit number and she will handle it. I was sitting on my desk and saw it. Nelson Huggins DD - 9 asked Freda Gore to send out a



notice reminding owners that only individuals 16 years or older are allowed in the hot tub.

Barbara Carroll AA - 12 stated owners have to be careful who they allow in their property. In Unit AA - 2, She sees the destruction that goes on A young male took out the trash and the bag broke. There was trash all over the place. There is oil on the ground. There are pets that are soiling the brand new carpet. Owners are allowing this but it's staining the carpet and leaving a bad smell. Nelson Huggins asked if the oil was cooking oil. It was confirmed it was cooking oil and left there for days.

Owners are supposed to give their renters and family members a copy of the Rules & Regulations. They are to abide by the same Rules and Regulations. Owners don't always pass along the information to their tenants.

Ron Dodson DD -5 mentioned the Board may want to install a camera surveillance camera. Ron Dodson mentioned since the HOA already has an account with Spectrum, the Management should check with them about surveillance cameras.

Freda Gore stated in the Rules & Regulations it states renters are not to have pets. Only owners can have pets.

Barbara Carroll AA - 12 stated owners who's renting need to check on their property to make sure it going well. Nelson Huggins stated he conduct quarterly inspections on his units. Pest control can't get into this unit to spray. Nelson Huggins mentioned pest control comes 1<sup>st</sup> Monday of every month. They perform the inside service quarterly, 4 times a year. Nelson Huggings DD -9 stated some company's do 4 times outside and 8 times inside. It was stated the technicians doesn't stay in the units longer than a minute. Carol Ghee mentioned the pest Control technicians are in the unit's a little longer than a minute.

Donna Hill EE - 2 noted her unit ceiling had a new watermark from Unit EE - 7 above. Hill believes it is the condensation line. There is a leak in the walkway foyer area. Pest control do inside spraying in the month of February, May, August, and November. She wanted to know if the pool access number will be staying the same. It was confirmed it has not changed. The pool locks are not working properly. The bathroom lock is not working properly neither. It is the pool entrance lock that an owner can turn a certain way and will allow others to enter into the pool and that shouldn't be.

There was a discussion how often the lawn care was on the property. Lawncare are on the property every day.



Barbara Carroll AA - 12 noted the dryer vents are getting filled. The Board instructed Freda Gore of the management office to get the dryer vent cleaning scheduled as soon as possible.

Thomas Billcliff BB - 15 wanted the Board to be aware of an incident of the pool overflowing. No one had access to turn the water off. Mr. Billcliff wants to know if the Board will give him access to turn the water off if this was to happen again. His unit is right by the pool.

## **V. NEW BUSINESS**

Carol Ghee BB - 10 had concerns that owners are not following the road arrow signs at the entrance. She got cut off two das in a row as the car in the left lane made a left in front of her. You cannot see the arrows at all. Something needs to be done and I know all 4 HOA's has to agree to do something but it is a safety issue for everyone.

There was discussion about new umbrellas bought last year for the pool area. There is one umbrella for the pool table still missing. Owners checked in the bathrooms, pump rooms and storage, there not there so where are they?

Half a dozen of lounge chairs need to be rest rapped. We were told we need 6 for the company to come get them to be repaired.

The light at the shallow end of the pool has been out at least a year. An owner asked why did the pool close a week earlier? Nelson Huggins DD - 9 stated the pool closed early Oct. 31<sup>st</sup> as the motor, LP gas tank for the hot tub had to be repaired. The pool opens on the 1<sup>st</sup> of April. It opened on April 2<sup>nd</sup> and owners were able to use it. The deck was supposed to be resurfaced when the repair was done but it wasn't. The Board wants it done after October 31<sup>st</sup> this year.

Donna Hill EE - 2 stated the buildings need to be power washed. The Board asked Freda Gore to get at least 3 quotes for power washing.

Suzanne Norman DD - 1 stated the owner in DD - 7 have two pugs using the bathroom on the carpet. The owner doesn't not pick up pet waste behind the animals either. The owner wanted to know who's going to clean it. There are a big spot in the carpets. The Board asked Freda Gore to get quotes fro cleaning the carpet.

Parking is still an issue. An owner is still parking over the line. Spencer Thornton stated the Board had conversation about making the parking spaces larger. An owner stated the Board members are violating the parking as well. When this happens, Board members are not setting a good example.



There was discussion about a previous Board member allowing her dog to run out of the unit to use the bathroom unattended. All pets are supposed to be on a leash. That is a rule of Horry County. The owners male friend stands on the balcony on the second floor as the dog runs down. They are not picking up after the dog as if it's fine. An owner watched this happen one day and no one picked up after the dog did it's business. Nelson Huggins DD -9 stated if owners are not going to pick up behind their pets, they should walk them over in the open space by DD Building. The Board will get a sign put up about picking after your pet.

There are people driving like a manic.

Candice Gore AA - 9 asked if there was going to be anything done about the tennis courts? It was stated that Cypress Bay III does not own the tennis courts as it belongs to Cypress Bay I & Cypress Bay II. The Board asked Freda Gore to reach out to them to see if she could speak to someone about the appearance.

Having no further business, Spencer Thorton made a Motion to adjourn. Nelson Huggins seconded the Motion and it carried.

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*Prepared by Property & Association Management Co. for:*

Shelly Wiechert, Secretary

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*Approved by:*

Spencer Thorton, President

