

**SUN COLONY ESTATES
ANNUAL MEETING
MINUTES
July 20, 2024**

Pursuant to call, the Annual Members Meeting of the Sun Colony Estates Homeowners' Association, Inc. was held on July 20, 2024. The meeting was held at the Sun Colony Club House, Longs, and South Carolina.

President Ron Kluge opened the meeting and welcomed everyone in attendance.

Roll Call:

Roll was taken at the door. There were 9 owners present and 16 represented by proxy with a total of 25, which met the required 51% of the ownership, therefore a quorum was established.

Proof of Mailing:

Pam Bane presented the Proof of Mailing of the Formal Notice to John Merrill, Secretary, and after review was instructed to file the document with the records of the meeting. James Hawkins was unable to attend the meeting and has assigned all proxies to Jaron Davis for the meeting today.

Approval of Minutes:

Pat Grossi made a Motion to accept the Minutes of the July 15, 2023 Annual Meeting as written. Dawn White seconded the Motion and it carried.

Report of Officers:

Ron Kluge stated since the last Annual Meeting, the Board was able to amend the By-laws, obtain the votes needed to approve these and they were then recorded at the courthouse and copies sent to all owners. They established Architectural Guidelines that have also been recorded at the courthouse as well as Rules for the Association. The By-laws amendment was a large project that took a lot of leg work to accomplish and we thank each owner that took the time to vote for this.

Todd Steiner, Treasurer was unable to attend today, so Pam Bane reported as of June 30, 2024 we had \$22,914.18 in the operating account and \$24,209.20 in the reserve account. Accounts receivable for those that are paying in the assessment in two payments is \$5,280.00. Pam Bane was asked how much interest we are receiving on the reserve account. She was unsure without having the bank statement to review. There was discussion regarding putting the reserves into a CD to earn more interest. Jaron Davis made a Motion to accept the Treasurers report. Mike Kalasanckas seconded the Motion and it carried.

Election:

There are currently 2 positions open for the Board of Directors. John Merrill had submitted his name prior to the meeting today. There were also no write in candidates.

At this time the floor was opened for nominations/volunteers. Dawn White volunteered to serve on the Board of Directors. Having no further nominees, Renee Fowler made a Motion to close the nominations and elect the John Merrill and Dawn White to the Board of Directors for two year terms. Mike Kalasanckas seconded the Motion and it carried.

Ron Kluge was thanked for serving on the Board of Directors.

Unfinished Business:

The Board of Directors discussed the current road agreement with Sun Colony HOA. The agreement will expire in 2025. We have asked that at least one of our Board members be allowed to serve on the committee to determine what the assessment will be for each Association. Sun Colony HOA tried to increase this in 2024, but we would not allow it due to the agreement still be in place. The current road agreement stated the amount were to pay for the 5 years of the contract and there is no allowance for an increase during this time. At this time we do not know if they other Associations have the same agreement.

Ron Kluge and Pam Bane met with the Sun Colony Board of Directors to discuss the speed bump they installed at the stop sign. They stated this was done to slow people down and make them stop. Ron Kluge asked if they were aware of the liability issues, as this can cause damages to vehicles as well as slow down emergency services. He also asked if they had notified their insurance carrier of the installation of the speed bump. We received no answers to our questions. Other communities are also in agreement the speed bump is an issue and either needs to be removed or placed in another location.

Ron Kluge stated we have also asked to have arrows painted at the entrance to designate where your car is supposed to be when exiting the community.

During the meeting with Sun Colony we also asked about pool usage and it was denied.

The community has asked about having a stop light installed at our entrance. The state has advised the Associations would have to pay the cost to have one installed at our entrance which is cost prohibitive. The stop light at Colonial Charters was installed after there were several fatalities at that intersection. There is also a community across the street that uses the same intersection. After the State conducted a study it was determined there was enough traffic for them to pay for the installation of that particular stop light.

The emergency fire line was discussed. We are allowed to use the property as long as we do not build a permanent structure on it. It is the emergency lane to allow fire trucks access to the condos if needed. The Board did look at using it for overflow parking but it was determined we would not be able to install more than 3 parking spaces.

The Board of Directors is investigating options for guest parking, but has no set determination at this time. There are issues with people parking on the street and blocking the driveway across the street. We are not sure if we would have issues on trash pickup day with the truck not being able to access the cans for pickup. The Board is also

discussing options to allow owners to widen driveways, but no determination has been made.

Michele Buckwater asked if the Association had looked into the option of turning Sun Colony Blvd. over to the County. Pam Bane stated she could not answer that question as she does not manage Sun Colony HOA. This would be a question for either that Board of Directors or Tradd Management.

It was noted one of the Associations past ours has a no construction traffic sign posted. Ron Kluge stated the sign was paid and installed by one of their owners.

There have been request made to install speed limit signs on Sun Colony Blvd.

Melissa Buckwater asked if we get an accounting report of the road fees collected by Sun Colony HOA. We have asked for these, but to date have not received any records. They did state the funds were being kept in a separate account to be used for roads only. We have also questioned them about the builders posting road bonds and they stated they were having issues trying to enforce the contractors posting such bonds.

New Business:

John Morro has developed a new website just for our Association. It is currently in the development stages, but is accessible. It also has an email address to reach out directly to the Board of Directors. The link is <https://sites.google.com/view/sun-colony-estates>. You do not need a password to access the information.

Dawn White stated everyone should try to serve on the Board of Directors at least once. This is a great community and serving on the Board is a thankless job.

Adjournment

Jaron Davis made a Motion to adjourn. Dawn White Spencer seconded the Motion and the meeting was adjourned.

Respectfully Submitted,

Pam Bane

Recording Secretary

Property & Association Management Co., Inc.,