

**SUN COLONY ESTATES
ANNUAL MEETING
MINUTES
April 24, 2025**

Pursuant to call, the Annual Members Meeting of the Sun Colony Estates Homeowners' Association, Inc. was held on April 24, 2025. The meeting was held at the Sun Colony Club House, Longs, and South Carolina.

President John Merrill opened the meeting and welcomed everyone in attendance.

Roll Call:

Roll was taken at the door. There were 8 owners present and 22 represented by proxy with a total of 30, which met the required 51% of the ownership, therefore a quorum was established.

Proof of Mailing:

Freda Gore presented the Proof of Mailing of the Formal Notice to Dawn White, Secretary, and after review was instructed to file the document with the records of the meeting.

Approval of Minutes:

Renee Fowler made a Motion to accept the Minutes of the July 20, 2024, Annual Meeting with the correction of John Merrill last name. Todd Steiner seconded the Motion, and it carried.

Report of Officers:

John Merrill stated things have been quiet this year. The Board has been looking at the By-Laws & Regulations. It would be smart to downsize as possibly as we can. We are in the process of refilling a bunch of stuff as it would be beneficial to a digestible amount. Everything is going smoothly in the neighborhood.

Todd Steiner, Treasurer as of March 31, 2025, we had \$24,572.12 in the operating account and \$30,077.50 in the reserve account. We were able to increase our contribution as the account is getting healthier. The dues are in good shape with one delinquent account, 45/46 is pretty good.

There were discussions about the grass growing on the fence.

Some of the homes need power washing of the home and siding. Dawn White stated some owners don't mow their grass or power wash their homes. The property across from the white fence is the concern. The Master Board does mow a portion of it but not all. An owner has been trying to help maintain the weeds. John Merrill stated the management company may send something to the Master Board about keeping the area maintained until the property is sold.

John Merrill noted the HOA is a nonprofit organization as we are trying to get the

documentation. The Board has been trying to get Google Workspace as well as a dedicated email address for the website. We want to get a domain email address for Sun Colony Estate. The Board has noticed there is not enough interaction with the current website. The website consists of meeting information and calendar of events. This has been tabled for now.

Election:

There are currently 3 positions open for the Board of Directors. Jaron Davis, James Hawkins and Todd Steiner submitted their names prior to the meeting today. There was no write in candidates. At this time the floor was opened for nominations/volunteers. Having no further nominees, Dawn White made a Motion to close the nominations and was seconded by Mary Grossi. Jaron Davis, James Hawkins and Todd Steiner were elected to the Board of Directors for two-year terms. Secretary Dawn White cast one vote to accept the 3 candidates by acclamation.

John Merrill thanked the owners for serving on the Board of Directors.

Unfinished Business:

John Merrill discussed the road fees. Todd Steiner went to a meeting last June with the Master Board to negotiate a new contract. We were told the fees were going to increase but they never had the meeting and were told to pay what originally was negotiated. At some point the Master Board is going to have to meet with all the Boards in June. There are a lot more homes in the communities. Therefore, the HOA fees should go down. A road study was done; at that time, they think the roads need to be replaced sooner than they thought. Due to the roads needing replaced, the fees may not go down but up. We have an option to continue to pay what we've been paying. There were fee increases for the last few years. The extra money from the HOA fees will go into the reserves to build it up. There is not a road bond in place for the work that is being done in the new subdivision. Patrick Grossi stated that the fees should go down as there will be 400 homes versus 46.

Patrick Grossi brought to the Board's attention that there is a sports car driving 80/90 above the speed limit in the community. Dawn asked if a speed bump could be installed in the stretch to slow the traffic down.

John Merrill mentioned the state is looking to put a traffic light at the entrance. There were at least two accidents this spring alone. The Board is looking into lowering the speed limit to 45 mph.

Mike noted the reserves are for the road and storm water infrastructure. There were some questions about the pond. Todd Steiner stated the HOA owns the pond and drainage down to the pond. An owner asked if the Board was responsible for maintaining it. Todd Steiner stated he received a call when the water was high in the ditch by the gold course. It was clogged as it needed to be cleaned out as it was backing onto the HOA. John Merrill stated the drainage was in his yard. He had 3 French drains put in to divert the water. Todd Steiner added he would check this information and add it to the list of things that need either research or addressed. John Merrill stated he would investigate getting the pond cleared

and will check with storm water at the county.

New Business:

The new meeting dates July 17, 2025, and October 23, 2025, will be the budget meeting. January 15, 2026, is an attentive date if nothing changes.

Adjournment

Jaron Davis made a Motion to adjourn. Renee Fowler seconded the Motion and the meeting was adjourned.

Respectfully Submitted,

Freda Gore

Recording Secretary

Property & Association Management Co., Inc.,