

**SUNSET HARBOUR
ANNUAL PROPERTY OWNERS ASSOCIATION MEETING
DECEMBER 13, 2025**

MINUTES

Call to Order

Pursuant to call, the Annual Members Meeting of the Sunset Harbour Property Owners Homeowners' Association, Inc. was held on December 13, 2025 at the North Myrtle Beach Historical Museum located at 799 2nd Ave North, North Myrtle Beach, SC 29582.

Quorum

Danny Lowry, President, formally opened the Meeting in accordance with the Declaration and By-Laws of the Association. Roll call was taken at the door in order to verify the establishment of a quorum.

Present in Person	10
Proxy	89
TOTAL	99

Proof of Mailing:

The Sunset Harbour Property Owners Board of Directors examined the Proof of Mailing of the Notice of the Annual Members Meeting, and the instruction was given to property management to file the Proof of Mailing Notice with the official Minutes of the meeting.

Approval of Minutes:

Mary Staples made a Motion to approve the Minutes of the December 7, 2024 Annual Meeting Minutes. Larry Hyman seconded the Motion and it carried.

Report of Officers:

Dan Lowry thanked Tony and Bob for their work in organizing the storage area. He also thanked David King for chairing the ARB this year as well as the Social Committee for the wonderful events this past year.

Dan Lowry also thanked each of the Board members for their service this past year.

The pool and spa are now back to the best condition possible and we have not had any issues with the spa has we had in the past several years.

Barry Hooker, Treasurer stated we are in solid financial standing now. The dues were increased to \$1,380.00 for 2026. As of October 31, 2025 there was \$34,878.55 in the operating account and \$333,761.05 in reserves. Total assets are \$377,555.78. A copy of the new budget was included in your hand out today.

A copy of the 2024 Annual Audit was distributed as part of the handout of today's meeting.

Social Committee:

We will host a Mardi Gras Party on February 21, 2026. There are plans for a cook-out, a Halloween party, and an ice cream social to name a few. There has been interest in having a book club and a holiday fair. There is also discussion of hosting a survivors club.

ARB:

We currently have a few homes under construction. There was an issue with a water line being cut but that was addressed quickly. The empty lots are being cleaned.

Election of Officers:

As of today, we have 3 vacancies for the Board of Directors for two year terms as the terms of Chris Cunningham, Dan Lowry and J.B. Nelson expire today. All three submitted their names as candidates prior to the meeting today. Pam Bane opened the floor for nominations and/or volunteers. Tony Tanzosh's name was submitted as a write in candidate and he respectfully declined the nomination. David King's name was submitted as a write-in candidate but he was not present to accept or decline the nomination. Having no further nominations from the floor, Motion was made to close the nominations. Larry Hyman seconded the Motion and it carried. The Board Secretary, Denise Clifford cast one ballot to elect the three nominees by acclamation.

Old/Unfinished Business:

There is still some work to be done to the fence at the storage lot. Rather than replace it, we are having it repaired. Once the repairs are completed, the new tarps will be installed. The tarps will need to be ordered. Some of the posts have to be replaced.

The City required Kohl's to plant a row of trees.

Several owners asked if landscaping can remove the dead flowers in the pots around the community and replace them with the purple cabbage for winter.

The dock and pool lights are going to be addressed early spring by Jim Short who provides our handy man services. Both docks will be addressed.

The pole lights at the clubhouse need to be checked and the pool light also needs to be checked.

The carpet in the clubhouse needs to be replaced. Options were discussed. Tony Tanzosh is in the flooring business and stated that carpet tiles would be the best way to go. They provide a sound barrier and are easy to replace if needed. Wood flooring would be loud and will not hold heat. Tony will work on obtaining samples for the Board to review and then can provide estimates at cost for the flooring. The Association would have to hire an installer.

The clubhouse will be cleaned on January 17, 2026.

A new vacuum needs to be purchased for the clubhouse. A bag less vacuum would be ideal.

There was discussion regarding the fountain in front of the clubhouse not working. The last estimate the Board received was around \$700.00 in order to get this working again. The owners

felt it needed to be in working order as it was one of the original selling points for the community. Things such as the fountains need to be kept up for appearances.

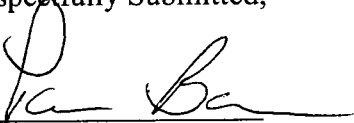
The Board is trying to keep the reserves funded for future projects such as the clubhouse carpet replacement.

The last estimate for road repairs was around \$80,000.00. This was tabled until construction is completed due to heavy equipment being brought in and out of the community. Funds have been accruing for these repairs, but at the time the Board of Directors did not anticipate the higher cost of today's market.

Adjournment:

There being no further business to discuss Ms. Latham made a Motion to Adjourn. The Motion was seconded and carried.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Pam Bane", written over a horizontal line.

Pam Bane, Recording Secretary