

**SUNSET HARBOUR
ANNUAL PROPERTY OWNERS ASSOCIATION MEETING
DECEMBER 7, 2024**

MINUTES

Call to Order

Pursuant to call, the Annual Members Meeting of the Sunset Harbour Property Owners Homeowners' Association, Inc. was held on December 7, 2024 at the North Myrtle Beach Historical Museum located at 799 2nd Ave North, North Myrtle Beach, SC 29582.

Quorum

Larry Hyman, Acting Chairman, 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	13
Proxy	84
TOTAL	97

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:

Peggy Gruenemeir Lot 137 & 160 made a Motion to approve the Minutes of the December 9, 2023 Annual Meeting Minutes. Barry Hooker Lot 166 seconded the Motion and it carried.

Report of Officers:

Larry Hyman reported this has been a very good year for the Association. The pool work was completed, the pool deck was painted, and the clubhouse has been power washed several times. And there have been no major issues.

J.B. Nelson thanked the owners for attending and sending in their proxies for today's meeting.

Peggy Gruenemeir stated she has enjoyed working with the Board of Directors. It has been a pleasure to serve.

Bobby Hall stated he has enjoyed serving on the Board of Directors and as Chair of the ARB this past year. It has been a pleasure serving a neighborhood where everyone gets along.

Larry Hyman, Peggy Gruenemeir and Bobby Hall were all thanked for their service on the Board of Directors.

Bobby Hall, Treasurer stated we are in solid financial standings now. The dues were increased to \$1,320.00 for 2025. As of October 31, 2024 there was \$52,740.06 in the operating account and \$311,277.61 in reserves. Total assets are \$391,894.60. A copy of the new budget was included in your hand out today. As we all know cost go up. The Association has not had an increase in several years. The change to Pam Bane's company, Property & Association Management has made a tremendous difference. We now get financial statements in a timely manner and not months later. They have helped us obtain vendors that have saved the Association money.

A copy of the 2023 Annual Audit was distributed as part of the handout of today's meeting. The Board changed accountants and received the audit in a timely manner this year. Any owner that did not attend may contact property management for a copy.

Election of Officers;

As of today we have 2 vacancies for the Board of Directors for two year terms as the terms of Peggy Gruenemier and Larry Hyman expire today and Bobby Hall is resigning and has one year left on his term. Denise Clifford and Barry Hooker submitted their names for consideration prior to the meeting today. Larry Hyman opened the floor for nominations and/or volunteers. Dr. Gangi Lot 77 nominated Chris Cunningham Lot 58. Mary Louis Adams Lot 119 seconded the nomination and it carried. Having no further nominations from the floor, J.D.Nelson Lot 24 made a Motion to close the nominations. Bobby Hall Lot 67 seconded the Motion and it carried. The Board of Directors cast one ballot to elect the three nominees by acclamation.

Old/Unfinished Business:

There has not been any recent request for new construction. The request now is mainly changes such as roof replacements, painting and fence installation. The Association is looking for a new chair for this committee, as recommend it be someone with construction knowledge.

Mary Lou Adams, Lot 119 asked about the pond being low. Pam Bane stated we have had a company come out to check the well and due to the water table being so low the well is not pumping at full capacity. It is pumping water into the pond, but at a slower rate than we normally have. There was discussion about how each pond feeds to the next pond.

Peggy Gruenmier Lots 137 & 160 asked if there was an update on the vote to amend the Covenants and By-laws. Pam Bane stated this was resent along with a letter to each owner that had not submitted votes. At this time we have 99 votes in favor which is not enough to pass the amendments.

David Stanley Lot 175 stated he does not reside here full time, but feels the Association does a very good job in keeping up the appearance of the neighborhood. He was not aware of the issues with the storage lot, but stated that they did a great job in cleaning that area up.

Barry Hooker and Tony Tanzosh were responsible for the work that has been done to the storage lot. Barry Hooker stated Tony Tanzosh laid out a plan that would allow for 62 spaces on the lot. There will be different size spaces and they plan to use rope to mark off the area in between each space. This will help eliminate someone blocking someone in. Two Amigos Landscaping also

helped with this project. At this time nothing has been towed from the lot. Items that are not in working order or not properly registered have been moved to a section of the lot. Some items were removed from this area as we were able to track down the owners. There is a plan to number each space. Currently the spaces are available on a first come first service basis. The Committee would like to see the spaces assigned. Owners are permitted to have 2 items in storage, but it is not meant to be a place to leave items not in working order. The stickers will expire in 2025 and all owners will be required to register their items and ensure they have a sticker on the item or it will be subject to be towed.

Our Association does not own the back fence, which is in bad shape. The Committee has spoken to the owner but they do not seem to want to repair the fence.

It was suggested if you do go to assigned parking, that severer spaces be allowed as guest spaces, as some owners may have someone come for a weekend that may need to utilize the storage lot.

The key fob that was issued for the clubhouse now works the pool, clubhouse, gazebo and the storage lot. If you have not obtained your fobs you need to contact the property management office.

The door to the ice machine is found open a lot of times. The room is not vented and during the summer sometimes it is left open so the air can circulate. Normally it is kept closed.

New Business:

David King, Lot 149 stated there is an issue with an owner that speeds in the neighborhood. People do not slow down and someone is going to get hurt. He asked that the next newsletter address this issue.

Bobby Hall stated there were several issues this year with contractors parking on vacant lots and placing materials on vacant lots without permission. Contractors must obtain permission from the land owner in order to use a vacant lot for any reason. Please also remember that the contractor is the one that allowed this to happen, not your neighbor.

Adjournment:

There being no further business to discuss Dave King, Lot 149 made a Motion to Adjourn. The Motion was seconded by Chris Cunningham, Lot 58 and carried.

Respectfully Submitted,

Freda Gore, Recording Secretary