

**TOWNHOMES ON SHELLBANK
ANNUAL MEETING
MINUTES
February 7, 2026**

Pursuant to call, the Annual Members Meeting of the Townhomes on Shellbank Homeowners' Association, Inc. was held on February 7, 2026. The meeting was held at North Myrtle Beach Historical Museum, North Myrtle Beach, South Carolina.

John Butler, President opened the meeting and welcomed everyone in attendance.

Roll Call:

Roll was taken at the door. There were 43.75% of the membership present and 19.16% represented by proxy with a total of 62.91%, therefore a quorum was established.

Proof of Mailing:

Pam Bane presented the Proof of Mailing of the Formal Notice to James Cooke, Secretary, and after review was instructed to file the document with the records of the meeting.

Approval of Minutes:

Everett Shupe made a Motion to approve the Minutes of the February 8, 2025 Annual Meeting. Susan Bliss seconded the Motion and the Motion carried.

Report of Officers:

Pam Bane reported as of December 31, 2025 there was \$36,093.35 in the Reserve Account, \$13,875.18 in the Operating Account. Prepaid Insurance for 2026 is \$18,680.72. Total Assets are \$68,649.25. A copy of the 2025 audit was also included with the handout today.

The owner of the adjoining property met with the Colonial Charters Community Master Association. He will be developing the property himself. The road will also connect over in front of Colonial Creek II which will allow traffic to enter and exit either way. At this time we do not know how many units he plans to build. As we get information we will let the owners know.

Election:

There are currently three vacancies to the Board of Directors, as the terms of Connie Burnette, John Butler and James Cooke expire today. These positions will be for two-year terms. John Butler, James Cooke and Gerald Hoover have submitted their names for consideration. Pam Bane opened the floor for nominations or volunteers. Having no further nominations, James Burnette made a Motion to close the nominations. Everett Shup seconded the Motion and it carried. James Cooke, Secretary cast one ballot to elect John Butler, James Cooke and Gerald Hoover to the Board of Directors. Susan Bliss

thanked Connie Burnette for her service on the Board of Directors. She has been very receptive to all 22 owners these past few years and committed to doing what is best for everyone.

Unfinished Business/New Business:

John Butler stated replacing the roofs will help prevent us from having higher insurance cost in the future. We have 4 more buildings to replace and the plan is to save reserves and get these roofs replaced over a period of 4 years.

Insurance cost is starting to come down. Pam Bane stated they are seeing anywhere from 10% to 15% decreases this year. If we can get past the storm season with no damages, there should be another decrease again in 2027.

As you know, we changed to Wilkie Pest Control this past year. Now they want to increase the monthly service charges. Several owners stated they do spend a lot more time doing the exterior spraying than they do on the interior spraying. They are supposed to treat the entire interior of the home, including the sunroom and the garage. If you have an issue during the month they will return to spray again free of charge as long as you received service on their normally scheduled day.

James Burnette asked if the Board would consider a new landscaping company. He stated there have been issues with Rodney Brown's crew rutting the lawns while going too fast on the mowers. Sometimes they do not get everything completed and miss areas, etc. The Board of Directors will address the concerns with Rodney. All in all we have been pleased with the overall work he does.

Pam Bane reminded everyone to check their smoke detectors. If they are 10 years old or older they need to be replaced.

Hot water heaters need to be replaced about every 15 years.

The gutter cleaning is done in the spring at the same time we power wash.

An owner asked about dryer vent cleaning as it can be a fire hazard. John Butler stated this is something each owner has to have addressed.

There have been issues with speeding on our street. If the police catch you speeding you can and will get a ticket and points on your license. The same applies to running stop signs.

An owner reported there was a dead palm tree in front of the quad building. James Cooke stated this was already removed, unless another one has died.

Some owners reported there have been issues with dogs not being on a leash as she is walking and it can be intimidating. Upon further discussion the one dog in questions, is

on an electric fence that is buried underground. Sometimes he is able to get out of the yard, but it was reported he is friendly. It was also noted that owners will turn dogs loose at the end of our property and also on the golf course.

John Butler is going to speak to the property owner regarding either him or our Association cutting the trees back away from the drainage ditch. There are several that currently overhand the ditch and need to be removed.

If you would like to replace your storm door, it must be solid glass. The door that has a hinge as well as a screen on the top is also acceptable. The frame must be white.

Owners asked why guest were not allowed to park on the street overnight. The street is not wide enough for emergency vehicles to pass. Also, per the Colonial Charters Community Master Association Covenants and Restrictions this is prohibited. During winter months you can utilize the pool parking lot. You must notify property management prior to leaving a vehicle in this parking lot. We also have curbing in our community as many other communities do not. This limits us on parking. You also can't block your neighbors from being able to get in and out of their driveways.

The vacant home on Charter Drive has now been repossessed by the bank. They have done some work to try and clean it up.

The vacant property at the front entrance does not currently have any plans for more construction. At one time they had proposed a gas station, but this was not approved by the County. Then they proposed a small shopping area, but nothing has been approved and the land has not sold.

Adjournment

James Burnette made a Motion to adjourn. Dan Green seconded the Motion and the meeting was adjourned.

Respectfully Submitted,

Pam Bane

Recording Secretary

Property & Association Management Co., Inc,