

**KINGSPORT HOMEOWNERS' ASSOCIATION,
ANNUAL MEMBERS' MEETING
OCTOBER 11, 2025**

MINUTES

Pursuant to call, the Annual Members Meeting of the Kingsport Homeowners Association, Inc. was held on Saturday, October 11, 2025, commencing at 9:00 am at the Sleep Inn, 909 Highway 17, Little River, SC 29566.

Call to Order

Robert White, President called the Meeting to order. Robert White, President, is the proxy agent for today's Meeting.

Roll Call, Certification of Proxies

Roll call and certification of proxies was attested to by Freda Gore. There was 57.01% Of the membership represented in person and 40.60% of the membership represented through proxy, for a total of 95.63% of the membership. A quorum was established. A notarized copy of the Proof of Notice of Meeting was examined by Maggie Strickland, Secretary. Freda Gore was instructed to file the document with the official records of the meeting.

Approval of the Minutes

Maggie Strickland made a Motion to accept the Minutes of the October 12, 2024, Annual Meeting. Robert White seconded the Motion, and it carried.

President's Report

Robert White shared the Board's accomplishments as a lot of maintenance was done. Currently there is a unit that has a leak. It's free of maintenance. The Board had a hard time finding the problem after multiple plumbers been called. We have now found the problem. They will start on Monday to repair the leak.

Tim Stout stated the Board put extra drains in the back of the building.

Robert White mentioned the stairs were repaired.

There was discussion about the issue between the 2nd and 3rd floor. The Board is aware of the issue and is currently getting quotes. The Board obtained one quote but is waiting for two more.

Robert White stated the seawall is having issues. Craig Newton has been working on getting something done to fix it. Craig Newton feels if the Board installs more drains, it will prevent erosion for another 6 to 8 years. The walkway is the decaying figure. The Board will need to find out what's causing that.



\$24,000 instead of \$15,000. The Board has signed new maintenance, pool and gate contracts.

Insurance was budgeted for \$68,696.74. There is \$69,266.09 in the operating account, \$145,486.34 in the reserve account, \$50,141.56 in the CD for a total of \$264,853.99.

The 2026 Budget is included in the Annual Meeting packets for your review. The HOA dues will stay the same. The Board worked hard to keep it the same.

Old Business:

Cindy Hammer asked the Board how much is it going to cost to repair the seawall. Robert White stated Palmetto had done the work on the seawall about 6 to 8 years ago. Robert White thinks there is a sink hole causing it on the north end at the deck there is erosion as the dirt is going somewhere. The Board is not looking at replacing the entire seawall. The Board will obtain 3 estimates for the work. The Board put 1 drain on the north side and 2 drains on the south end. There are no problems at the center of the building. The gutters look good. The Board thinks water is coming down, but nothing like it was. Water is coming in behind the seawall, causing the wall to pull away.

Craig Newton stated he has contacted a lot of companies as the Board has been proactive. The Board had an evaluation done and was told the seawall had 5-10 years left. The gentlemen Craig asked noticed more of a difference than the previous time. Robert White was asked to reach the company that did the work 7 to 8 years ago. Brunswick Dredging was the company of Robert Delantey. The Board needs 2 more estimates. Tim Stout & Darrell Carnes spoke to him briefly. If the Board does any repairs, we will get an estimation.

When a storm comes and there is a high tide it can cause the seawall to deteriorate. Looking at the north end, it is sinking more. One dead man has pushed out causing the bolts to push out as well. The bolts should be in bed of the railroad of the pylon. Craig Newton wanted to emphasize to the incoming Board to be proactive.. Fixing the seawall is not going to be a quick fix. He was told that it takes a while to get the permit in place to construct a new seawall. It takes 8 to 12 months to process a permit. If we start now, when it's time to do the wall if needed, the permit will already be in place.

We would need to go through the Horry County Marine Core of Engineers to sign off on it. There was a question asked what the Board was going to do about the deterioration of the sidewalk. The response on the sidewalk is to dig it up and go down about 5 feet or 10 feet if reinstalled. The gentlemen doing the work will tear up the sidewalk. If the seawall is still liquified, it will continue to sink. He will tear it up but not replace it back.

Cindy Hammer wanted the Board to say what they think. Robert White stated we can't patch the seawall. We will get the money, the permit and lay the groundwork. All new information will be relayed to the owners. No one on the Board is opposed to repairing or replacing the seawall.



Robert White wanted the HOA to be aware of Blue Drum tearing up their docks and replacing them another way. They sent a letter to inform us. They want to put in boat docks and rearrange floating docks. The core of engineers are already in place. Craig Newton stated if they replace within the next 3 years, there is no need to do anything.

Election

Robert White opened the floor for nominations. Craig Newton closed the floor for nominations. There were no nominations on the floor. Joan Spiller asked, "Is there a time frame a Board member can serve on the Board?" Robert White stated no there is not a time frame. She thinks a Board member should only be allowed to serve 2 years. Margaret Strickland cast one vote to accept the candidates to the Board of Directors.

Unfinished Business

Cindy Hammer asked, are the cameras working? Chris Poole is the one who handles the cameras. She is the only one with access. The Board ordered a new system and software. The cameras will be the same. A question was asked if the entire Board needs access? Robert White stated he didn't think so as they are only used for one thing. If there was any vandalism or someone hitting a car it would be a liability. The system keeps all records and if needed, Chris Poole would be able to go back and look at the footage. It was asked how far the cameras go back. The system can go back however far it is set in the settings. It is a large system. It can go back as far as 30 days.

New Business:

Michael Magee stated the music next door is loud. Is there anything the Board can do about it? Kathy Magee and the Board wrote letters. The music is loud. Robert White stated Little River noise ordinance is different from North Myrtle Beach.

Craig Newton suggested that Jamie, the owner of the restaurant, worked well with him. Maybe he can pay for a tri fold sound board. Cindy Hammer stated she offered that, but he would not do it. She invited him to come to her place; they had a pleasant conversation. Craig Newton stated the HOA got some leverage, but our fence is on their property. Their equipment is on our property. There is a 20-foot variance of our sidewalk on their property. Cindy Hammer asked if anyone was opposed to going after it?

No one is opposed as we can't sit on our deck because we would have to listen to their music. Robert White noted, the Board will investigate this. The Board has already sent at least four letters; 2 people went to talk to..

Gwen Hibble stated the Blue Drum guest has been parking over on our property. Robert White responded that possibly put a fence down on the driveway (something that looks nice and neat) perhaps white made from pvc. Craig Newton asked if the property is ours.

Robert White stated that if any owner has any issues or complaints to call the management office first, then the management company will call the Board..

Adjournment

There being no further business to discuss a Motion was made by Chris Poole to Adjourn. The Motion was seconded by Maggie Strickland, and it was unanimously carried.



Respectfully Submitted,

Freda Gore, Acting Recording Secretary

