

**VILLAGE AT PALMETTO GREENS
HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEETING
JUNE 2, 2025**

MINUTES

Pursuant to call, the Annual Members Meeting of the Village at Palmetto Greens Homeowners' Association, Inc. was held on June 2, 2025, commencing at 6:30 PM at the Colonial Charters pool area, Longs, South Carolina, 29568.

WELCOME

Sandy Maynard, President called the Meeting to order. Freda Gore of Property & Association Management Co., Inc will be Recording Secretary for the purpose of the Meeting.

QUORUM

There were thirteen (13) homes represented at the meeting in person and twenty (20) homeowners represented by written Proxy. With a total of thirty-three (33) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was established and the meeting continued.

PROOF OF NOTICE:

The Board of Directors reviewed the proof of notice and gave instructions for filing this with the Annual Meeting records.

MINUTES

Steve Farmer made a Motion to accept the Minutes of June 6, 2024, as written. James Hart seconded the Motion, and it carried.

TREASURERS REPORT

Sandy Maynard presented the Treasurer's report. A copy of the April 2025 financial report was included in the handout for the meeting. As of April 30, 2025, there is \$19,771.65 in the Operating account, \$25,540.67 in the Reserve account and account receivable of \$5,745.44. We are currently on track with our 2025 budget. We may have other fees coming up, but we will still fall within the budget. If we continue to stay within budget and do not have any major increases for items, we hope to not increase the assessments in 2026. The Board has come a long way since its inception. Sandy Maynard would like to thank the Board for all their hard work. The expenditure is also in the Annual Meeting pack for your review. Owners are encouraged to look over the expense report, if any questions, they can ask the Board. Steven Farmer made a Motion to accept the Treasurer's report. Sharon Daly seconded the Motion, and it carried.

PRESIDENT'S REPORT

Sandy Maynard reported landscaping is one of our largest expenses. They mulched the berm and trimmed the trees about 12 feet around the pond. The Board contacted the



Aquatic service about the water balance, mosquitos and the pond overgrowth with algae. It was suggested to get someone out to retrieve the golf balls, but the pond retention is different. The pond is man made and allowing someone to go in will throw the silk eco system off as it will create more algae and more problems. The pond is more than 12 feet in the middle. The silt is 5 feet. Sandy Maynard spoke with the pond people and this was their recommendation.

The landscapers are doing an excellent job. It was trial by error when they started. They should up and be in and out in within 3 hours which is more than a one-man job.

Water irrigation is about \$25.00 base fee for the HOA to have a service. There is a berm shutoff meter by the faucet that has a fee as well.

The Board asks that if any owner sees there is a communal area light out, call the Board members and they will call the management office.

Overall things are going great, and the HOA is in great shape, things should be ok.

Steve Farmer mentioned someone cut the big tree coming in by the fence, it looks nice. Hemingway's Landscaping cut down the tree per Joe Graham. The HOA are thinking about cutting the stumps down of the crepe myrtles.

ELECTION OF DIRECTORS

There are currently two (2) vacancies on the Board of Directors for three-year terms, as the terms of Sharon Daly and James M. Hart expires today. Sharon Daly and James M. Hart submitted their names for consideration prior to the election. At this time Sandy Maynard opened the floor for nominations. There were no nominations on the floor. James Hart made a Motion to close the nominations. Steve Farmer seconded the Motion, and it carried. Sharon Daly, Secretary cast one ballot to elect Sandy Maynard to the Board of Directors. The newly elected Board of Directors will meet after the Annual Meeting to elect the slate of officers.

UNFINISHED BUSINESS

There was no unfinished business. Ann Orman gives thanks and credit to the Board for how smoothly things have been going.

NEW BUSINESS

Owners are encouraged to let Sharon Daly know if they are not receiving emails from the chat group. If owners are not receiving emails from the management office, you will need to call and make sure your information on file is correct.

ADJOURNMENT

Having no further business to come before the Membership, Steven Farmer made a Motion to adjourn. Michelle Ward seconded the Motion, and it carried.



*Prepared by Property &
Association Management Co.,
Inc. and Submitted for:
Sharon Daly, Secretary*

Approved by:
Sandy Maynard, President

