

**THE VILLAS AT PALMETTO GREENS
ANNUAL MEETING MINUTES**

Pursuant to call, the Annual Members Meeting of the Villas at Palmetto Greens Homeowners' Association, Inc. was held on August 28, 2019. The meeting was held at VFW, Little River, South Carolina.

Frank Pickett, President, opened the meeting and welcomed everyone in attendance.

Roll Call:

Roll was taken at the door. There were 15 owners present and 4 represented by proxy, therefore a quorum was established.

Proof of Mailing:

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

Approval of Minutes:

Mr. Fluegel made a Motion to dispense with the reading of the Annual Meeting Minutes of August 29, 2018. Mr. Arthur seconded the Motion and it carried.

Treasurer's Report:

Frank Pickett reported that everything seems to be inline with our finances. Currently \$18,195.66 in the operating account. Total assets are \$19,400.66. Once the irrigation system is turned off this will be a savings. We are currently over budget, but this should even out by the end of the year.

President's Report:

Frank Pickett reported we have added a street light. We originally thought that Palmetto Greens HOA was going to pay for the light, but we had to pay for it since it is in our area.

We did not raise the fees to cover the cost of using the pool this year.

The irrigation system has been working and is supposed to come on 3 times per week. Mr. Fluegel reported that his irrigation has not been on in over 2 weeks. The Board will check to make sure the timer is working correctly. If you have an irrigation issue you need to make us aware so that it can be addressed. Frank Pickett has made a map of the system to show all zones in the event it needs to be repaired.

Bonnie Silk reported that she continues to have a drainage issue in her yard. Horry County did come out and look, but nothing was done. She also sent a letter to H & H Homes and they also did nothing. It was suggested the owners that have this issue contact Harold Worley from Horry County Council to see if he can help them resolve the

issue. If not the owners can possibly contact the media and do a report. This is not an HOA issue, as these are town homes and each owner owns their land. H and H Homes did install some French drains in some areas, but the drains did not go all the way out to the street and did not resolve the issue. It appears to be more of a grading/sloping issue. Owners were asked to provide property management with copies of any documents that were submitted to H & H Homes trying to get these issues together. Once received they will compose a letter on behalf of the owners to send to H & H Homes to try and resolve the drainage issue. If this does not work they can then file a complaint with the South Carolina Consumer Affairs office, as they also handle these kinds of issues.

Election:

There are currently two positions open for the Board of Directors. John Flegel and Christina Laird volunteered to serve as ballot inspectors. At this time Frank Pickett opened the floor for nominations. Frank Pickett was nominated but declined. Christina Laird and Mary Beth Dwyer volunteered to serve on the Board of Directors. Mr. Arthur made a Motion to close the nominations. Christine Laird seconded the Motion and it carried. Frank Pickett, cast one vote to accept the nominees by acclamation.

Unfinished Business:

There was an issue with the trees that were cut down and left in the woods. The tree service will be contacted to come back and remove the trees.

There was a question about not being able to have a for sale sign for the unit that is on the market. They are allowed to have a sign as long as it is no larger than 6 square feet.

New Business:

Candace Spataro had a petition to keep the pool open during the month of October. She circulated this for owners to sign so it could be taken back to the Colonial Charters Master Association.

Mr. Fluegel stated the Board of Directors have done a really great job this past year and thanked them for all their efforts.

There were questions about the entrance. This land belongs to the golf course. Palmetto Greens HOA has been discussing some ideas to dress the area up as well as having it mowed.

Some of the owners asked about a new road being installed by the golf course maintenance shed. We are not aware of any road being installed. The property that backs up to the golf course property is zoned commercial. That would be a Colonial Charters Master Board issue to address.

The new development in Sun Colony will not be allowed to use our roads. There was a question about the fire department making them install a breakaway gate between the 2

neighborhoods. Pam Bane stated that Horry County did ask for this, but they can't enforce it since we have privately maintained roads. The road will remain closed.

Ms. Silk reported she has seen the pool service driving down the wrong side of Charter Drive to keep from having to go up and turn around. Pam Bane will call the owner of the company to make sure this does not continue to happen.

There was discussion regarding the current landscaper. The current contract is in place until the end of the year. The complaints were regarding not trimming around the bushes and not pulling weeds. Frank Pickett stated they do not pull weeds, they spray them. All in all most owners felt that they did a much better job than the previous landscaping company.

Frank Pickett and Vincent Thurston were both thanked for their service this past year.

Adjournment

Having no further business to come before the membership, Mr. Fluegel made a Motion to adjourn. Christina Laird seconded the Motion and it carried.

Respectfully Submitted,

Pam Bane
Recording Secretary
Property & Association Management Co., Inc.,