

Harbour Front Villas II Annual Homeowners' Meeting

The 2021 Annual Homeowners Meeting was held on Saturday, October 23, 2021, 9:00 A.M. at the North Myrtle Beach Museum, 799 2nd Ave, North, North Myrtle Beach, South Carolina.

Call to Order:

The meeting was called to order at 9:00 am by President Dan Ostin who welcomed everyone in attendance.

Roll Call and Certification of Proxies:

Roll call and certification of proxies was attested to by Dan Ostin. There were 12 Units represented in person and 24 units represented through proxy, for a total of 36. A quorum was established.

Approval of Minutes:

There was a correction to the 2020 Minutes. They should reflect Melanie Allen not Melody Allen. Mrs. Capaldi made a Motion to accept the October 24, 2020, Annual Meeting Minutes as corrected. Mrs. Harrell seconded the Motion and it carried.

President's Report:

Dan Ostin thanked everyone for coming to the Annual Meeting. It is very important that owners attend and are aware of what is happening in the community. We have accomplished a lot this past year. We have continued to maintain the pool, so it was open this year, we power washed, and did some painting and have more to do. We are planning to change landscape contractors December 31, 2021. We met with Hemingway Lawn Care recently and have agreed to sign a new contract with this company. We did obtain estimates for other companies to maintain our pool and hot tub, but the prices were more than double what we currently pay. So rather than change contractors we agreed to stay with our current pool contractor and stay on top of his to ensure the work is done to our satisfaction.

Dan Ostin thanked the Board members for their diligent awareness and continued support in looking out for all the homeowners.

Treasurer's Report:

Jim Capaldi has worked hard to stay on top of the finances and keep our cost down as low as possible. Costs are increasing and so our HOA fees must also increase. We signed the new Spectrum agreement last year and those costs do increase each year, but it is still a savings over the older contract we had in place.

At the end of September, we had \$352,202.64 in total in our Reserves and Operating. There are no owners past due.

One of the biggest concerns is the elevators. Thyssen-Krupp has stated it will cost about \$80,000.00 in total to replace the elevator door frames and this will need to be done in a

few years. To hold off on this we are planning to make some repairs to at least delay the replacement for another few years. Insurance is one of the largest expenses in our budget. Jim Capaldi reviewed the 2022 budget with an increase of approximately \$20.00 per unit per month. Monthly assessments for 2022 will be \$345.00 for the 2-bedroom units and \$375.00 for the three-bedroom units. The majority of the increase is due to the cable and internet contract as well as insurance costs. Copies of the breakdown of what each unit will pay per month were included in the handout of today's meeting.

Pam Bane stated that the audit report is included in the handout. The CPAs were unable to come to the meeting due to COVID -19. All owners are encouraged to review it and if you have any questions their number is listed, and they'll be more than glad to answer any and all questions.

Election:

The Master Deed requires a minimum of three and a maximum of five officers. There is one (1) vacancy for the Board of Directors, for a three-year term. Dan Ostin had submitted his name as his term expires today. Dan Ostin opened the floor for nominations. Having no other nominees Naomi Capaldi made a Motion to close the nominations. Billie Ridgeway seconded the Motion and it carried. Sharon Simpson, Secretary, cast a ballot to elect Dan to the Board of Directors.

Old Business:

Dan Ostin stated the Board of Directors looked into all of our existing contracts for possible changes, but just like pool services, all were substantially more expensive. The Board is continuing to look into the walkway and hallway lighting. A possible solution of installing solar powered, motion detector lights in the back of the buildings has been discussed. Dan Ostin is installing a light in the back of H Building as a test to see if it will light the area at night. If the test works more lights will be installed in the backs of the other buildings.

The Board of Directors are still looking at light fixture replacement in the hallways. We are now on a program with Santee Cooper, and they replaced the bulbs with LED bulbs and will continue to replace them as they burn out at no additional charge to us. This also offers a savings on the monthly electric billing. Once we have met with Santee Cooper, the Board will be moving forward with replacing and removing as well as cleaning light fixtures. Where a fixture is removed it will be capped. We will then store any remaining light fixtures that are usable for future use. At no time did the Board discuss recessed (canned) lighting.

New Business:

Parking and handicapped parking were discussed. We actually have the required number of handicapped parking, as C, E & F are considered one parking lot. Billy Ridgeway expressed concerns regarding boaters parking in the H Building parking lot. The marina is entitled to the first 9 parking spaces as you enter our parking lot. Handicapped parking is on a first come first serve basis for anyone that has a handicap license plate or placard regardless of where they are from or if they are to be in the

marina parking or H Building parking. The Board has discussed posting new signs to indicate marina parking and H Building parking. We will also be issuing 2 new parking stickers and a hang tag for guests to use. Starting January 1, 2022, anyone without the proper identification on the vehicle is subject to be towed. The Board wanted a notice to be placed on the vehicle before it is towed as we certainly do not want to tow an owner's vehicle. This will also require the cooperation of the owners. The Board is also going to ask owners to register the make, model, and license plates of their vehicles when the new parking stickers are issued.

Bobby Conklin addressed the handicap parking issues. South Carolina requires 1 handicapped parking space for every 25 parking spaces. Anyone with the proper handicapped parking permits can legally use the space and can't be towed. Handicapped parking is on a first come first served basis. As an example, Bobby Conklin stated both he and his wife both have handicapped parking tags and placards, so legally they could park 4 vehicles in 4 handicapped parking spaces, but out of respect for others they don't park in the handicapped parking spaces. There is no time limit as to how long a vehicle can be parked in a handicapped space.

The Board of Harbour Front Villas II has no jurisdiction over the C Building at Harbour Front Villas I parking with regards to the parking lot or more handicapped parking spaces. We did look at adding more handicapped parking in the roadway side of that parking lot, but it would require a ramp to go over the curb and C Building would lose a parking space so they would not agree. We may be able to add more handicapped parking in front of F Building. Jim Capaldi asked those in attendance if there was ever a time when anyone was not able to get a parking space and the answer was no. The owners present stated they would like to park directly in front of their building instead of the inconvenience of parking away from it due to non-homeowner usage. Homeowners from E Building have use of the roadway parking spaces in front of C Building. At no time is Harbour Front Villas II allowed to park in the C parking lot section close to C building, with the exception of use of handicapped parking.

At this time Pam Bane read the questions and or statements from owners that were not present, and the issues that had not been addressed during the previous portion of the meeting.

Susan Debski (G3) stated she has contacted the management company several times with regards to a rodent at G Building that had not been addressed. This issue was addressed with the Board of Directors. Best Pest Control also looked at the issue and determined it was a possum which is no harm to anyone. Betty Campbell stated they have all kinds of nature at G building now that the golf course has cleaned out the area and most owners enjoy seeing them. The other concern was lack of rock behind her unit. The Board will look at this and it most likely will be addressed when the new landscaping company takes over.

Betty Campbell stated she really appreciates the new grass behind G Building and thanks to the golf course for allowing the owners to plant in a certain area behind the building.

It is very nice and several owners now enjoy the area.

Several owners expressed concerns about not being mailed a notice when the elevator at E Building was out of service. The Board stated a notice was posted on the building right away and several emails were sent to the owners regarding the issue. By the time a notice would be mailed the issue may already be resolved. If you are not receiving emails, contact the property management office at pamcompanyinc6@gmail.com to update your email address. Also check your spam folder to make sure you receive emails from this address as it is used for sending out notifications as quickly as possible.

One owner sent in a request for more stones in front of E Building as they have not been replaced and are dirty. The Board will be looking at stone replacement in 2022.

Billie Ridgeway addressed trash blowing in the pond as you enter H Building. She was picking it up but the manager from McDonald's asked her to stop. The Board stated they did not know who owned that area, McDonald's, Harbour Front Villas II or the joint Association but would look into it based on the Horry County property lines. Once ownership has been determined the Board of Directors will address this issue with the appropriate owner.

Several owners sent in complaints about standing water on the sidewalk at E Building. Part of this was an irrigation issue coming from C Building that has been addressed. It does puddle when it rains, but we do not have any way to get rid of the water and also it does not receive a lot of sunshine which does not help.

Greg Pechman (E11) addressed a concern with the pool gate. Being handicapped it prohibits him from being able to access the pool area. The Board is going to do some research on this and have someone come out to look to make sure we are ADA compliant.

Thomas Johnson (F3) wrote in that the lighting along the walkways needs to be addressed. This is something the Board is already looking at. One possibility is to install motion sensor lights at the back of the buildings to see if it is effective. Dan Ostin is installing a solar light in the back of H Building as a test. If the test works, more lights will be installed in the back of the other buildings.

Julie Hungerford (G5) wrote she has loved living here and thanks to everyone and will remember you all when she moves.

Mary Lynn Elliot (F8) wrote the sidewalks needs to be cleaned behind F & E Buildings. The Board is aware and this will be included when we power wash in the spring.

John Crescenzo (E14) wrote into express concerns over the retaining wall at E Building. The Board has already had a contractor look at this and there is no current danger of it causing issues for the building. We have estimates for the repair and will be meeting on site with the contractor to discuss the details and materials to be used should we move

forward to repair the broken supports. He also stated he was pleased with the Board and the management company for maintaining the property. He knows it is not easy and appreciates it.

Shirley Burroughs (G8) wrote she has an issue with her screened porch, it has some damage that needs to be addressed that happened when it was power washed. This will be looked at and repaired as needed.

Eleana Hess (E8) wrote to remind owners that are going to be gone for a period of time to turn the water off to their units.

Scotty Blick (E3) wrote the Board needs to address the ruts the mowers make in the small patch of grass and can provide pictures if needed. This will be addressed with the new landscapers. She also asked who owned the sidewalk going to E Building. The sidewalk is part of E Building. C Building takes care of issues from the sidewalk to their building. She also stated the hallway lights are too bright. This will be addressed when some of the light fixtures are removed.

Adjournment:

Having no further business to come before the membership, Billie Ridgeway made a Motion to adjourn the meeting. The Motion was seconded by Cindy Harrell and carried.

Respectfully submitted,

Pam Bane
Property & Association Management Company, Inc.

**HARBOUR FRONT II HOMEOWNERS' ASSOCIATION
ORGINIZATIONAL BOARD OF DIRECTORS MEETING
OCTOBER 23, 2021**

An Organizational Meeting of the Board of Directors was held immediately following the Annual Meeting.

James Capaldi, Bobby Conklin, Dan Ostin, Sharon Simpson and Werner Steuernagel were present.

Pam Bane of Property & Association Management Company, Inc. acted as Recording Secretary.

The Board voted on the following slate of officers:

Dan Ostin	President	Term Expires	2024
Sharon Simpson	Secretary	Term Expires	2023
Jim Calpadi	Treasurer	Term Expires	2023
Bobby Conklin	Director at Large	Term Expires	2022
Werner Steuernagel	Director at Large	Term Expires	2022

Sharon Simpson made a Motion to accept the above slate of officers as presented. Werner Steuernagel seconded the Motion and it carried.

Sharon Simpson made a Motion to Adjourn. Jim Calpadi seconded the Motion and it carried.

Respectfully submitted,

Pam Bane
Property & Assessment Management Company, Inc.