

**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 31, 2021. 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 7 owners present and 7 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:

Larry Braham made a Motion to dispense with the reading of the August 29, 2019 Annual Meeting and accept them as written. Christine Laird seconded the Motion and it carried. There was no in person meeting in 2020 due to COVID 19.

Treasurer's Report:

Pam Bane reported currently there is \$14,70.68 in the operating account and \$17,447.09 in the reserve account. Total assets are \$32,605.04.

Election:

There are currently two positions open for the Board of Directors. There was one write in vote for Mary Lou Babin but she was not present to accept the nomination. Craig Lanier also received a write in vote, but his term has not expired. At this time Frank Pickett opened the floor for nominations. Christina Laird and Mary Beth Dwyer volunteered to serve on the Board of Directors again. David Hall made a Motion to close the nominations. Vincent Thurston seconded the Motion and it carried. Frank Pickett, cast one vote to accept the nominees by acclamation. The Board of Directors will remain the same for 2022 and the Board members will retain their same positions as this year.

Unfinished Business:

There was no old business at this time.

New Business:

We will be working in the 2022 budget in the near future. We are waiting to see if HTC will work with us to reduce our rate for next year as they are offering the other condos in Colonial Charters a new package deal. If the condos choose to add internet, HTC has

agreed to reduce our rate.

We also will not be paying for irrigation maintenance in 2022. Frank Pickett with volunteers will be addressing any issues with irrigation and the need for any repairs. Irrigation is currently turned off and will be turned back on as needed. There is one irrigation head that needs to be repaired. The system will be turned off for good by November. If you have an issue with an irrigation head that will not pop up, do not use a shovel or tool and try to pry it up as this will break it. Let Frank Pickett know if there is an issue so it can be addressed.

Grande Landscaping is under contract until April 2022. Vincent Thurston asked if they spray for weeds. Frank Pickett stated yes that is part of the contract. There seemed to be some concern about them not spraying the areas in back of the units that border the woods.

There was a question about pest control. They were here last week. If you have an issue at anytime and need them to treat your unit just call and they will schedule an appointment with you for this service free of charge.

Pam Bane asked the owners to be careful with paper bags and boxes stored in the homes. There have been recent issues with German roaches and they breed in paper bags and boxes. They also require special treatment which can be expensive.

Adjournment

Having no further business to come before the membership, Bonnie Silk made a Motion to adjourn. Vincent Thurston seconded the Motion and it carried.

Respectfully Submitted,

Pam Bane

Recording Secretary

Property & Association Management Co., Inc.,