

CYPRESS BAY GOLF & TENNIS RESORT

HOMEOWNERS ASSOCIATION, INC.

28TH ANNUAL MEMBERS' MEETING

April 23, 2022

MINUTES

Pursuant to call, an Annual Meeting of the Board of Directors of Cypress Bay Golf & Tennis Resort III was held on Saturday, April 23, 2022 at 9:00 A.M, at North Myrtle Beach Historical Museum, North Myrtle Beach, South Carolina.

I. WELCOME

Mr. Spencer Thornton welcomed all homeowners to the 28th Cypress Bay III Annual Meeting and thanked everyone for their interest and participation.

II. INTRODUCTION:

Board Members present and constitution a quorum were Spencer Thornton, Bob Foote and Nelson Huggins.

III. FORMAL OPENING

Mr. Thorton as Chairperson opened the Meeting at 9:05 A.M, in accordance with the Declarations and By-Laws of the Association. Present from Property & Association Management Company was Pam Bane, acting as Recording Secretary.

A. CERTIFICATION OF PROXIES

B. The members of the Association present at the Meeting, in person and via proxy, are illustrated by the appropriate notations on the Official Roll files with the total representation of records of this Meeting as follows: 24.32% present and 37.90 by Proxy for a total of 62.22%. Therefore, a quorum was established, and the meeting continued, in accordance with the Association's documents.

C. PROOF OF MAILING

Nelson Huggins, Secretary then examined the Proof of Mailing of the Annual Meeting and state that this document would be filed with the Official Records of this Meeting.

D. APPROVAL OF MINUTES

A Motion was made by Nelson Huggins and seconded by Barbara Murphy and unanimously carried to approve the minutes of the Annual Meeting held

on April 17, 2021.

E. REPORT OF OFFICERS

Pam Bane reported at the end of March, 2022 the Association has \$57,990.10 in the operating account, \$34,374.66 in the money market account. Total Current Assets are \$103,597.40. Copies of the 2021 audit report were also distributed at the meeting.

F. APPOINTMENT BY CHAIRMAN OF INSPECTORS OF THE ELECTION

Scott Collier and Andrew Vaughn volunteered to be ballot inspector.

G. ELECTION

There are currently three positions open for the Board of Director. There are two positions open for two-year terms and one position open for a one year term. Katy Devine, Nelson Huggins and Paula LaFountain had submitted their names as candidates prior to the meeting. Paula LaFountain had remitted via email that she was withdrawing her name for consideration. At this time Pam Bane opened the floor for nominations. Robert Zito volunteered to serve on the Board of Directors. No other nominations were received from the floor. Mike Farris (CC9) made a Motion to close the nominations. Kathy Devine (EE-7) seconded the Motion and it carried. Spencer Thorton, acting as proxy, cast one ballot to elect the three nominees to the Board of Directors.

IV. UNFINISHED BUSINESS

The insurance assessment for 2022 was discussed. Owners were polled to see if they would prefer to have the insurance cost included in the monthly assessments or as a separate assessments. All owners voted to have it included in the assessment and not to have it has a separate assessment.

Owners were also polled to see if they would prefer to pay the assessments monthly instead of quarterly. The majority of the owners present voted in favor of monthly assessments. This would take place in 2023. Owners will still be able to pay quarterly or yearly if they prefer to do so.

The owners asked if the cost of the insurance decreases would our assessments decrease. Yes, there are still some cost that increases yearly, such as cable and other utilities, but if there is a decrease in the cost of insurance it would be reflected in the 2023 budget.

There were questions regarding if the insurance was shopped in order to obtain the best pricing. Yes, it was sent out to at least five different

insurance agents, including the agent that had you insured in 2021. They also asked for an updated cost appraisal which we did obtain to ensure that we were not being underinsured. One agent was unable to obtain a quote from the underwriters and the Board of Directors reviewed all the proposals from all the companies before choosing the current policies, based on price as well as the deductibles.

V. NEW BUSINESS

A vote was sent out regarding installing mailbox stations for the buildings. At this time we have 32 yes votes and 15 no votes. The Board of Directors discussed this at the recent Board of Directors Meeting and agreed we need to have a least a majority vote in favor before we move forward with this project. The Association will reach out to any owner that has not returned a vote and ask them to submit their votes by May 15, 2022. Pam Bane explained that the reason the assessment for the mailboxes was divided out by a 2 bedroom cost versus a 1 bedroom cost, was due to the mailbox station utilizing common area. Per the Master Deed, payments are divided out by the percentage of ownership assigned to each unit. This is the same percentage that is used when determining the HOA assessments. At this time the mailbox pricing was based on estimates, so the price may be either a little higher or lower if the project moves forward.

The Board of Directors discussed the request for security cameras. We have not had any issues in the last three months. This is something we will keep a watch on and take further action if necessary.

An owner reported there have been a few issues with people in the pool area after it is supposed to be closed. She stated she went out and told them they needed to leave the pool was closed. If you see this happening, you need to notify property management and also try and provide which unit they are in so this issue can be dealt with. There was also discussion regarding the pool gate. It is heavy and when it rains it swells and is hard to open. Owners asked if a card reader could be installed, so that anyone that did not belong would not have access to the pool. The card readers cost around \$3,000.00 to install and we would need to replace the gate and possible the fence as you can get over the fence.

Several owners complained about a unit owner in DD Building that has three or more vehicles and were parking them all in the front of the building. One of the vehicles was parking over the line and taking up a fourth parking space. This is not fair to the other owners as many of them are elderly and this prevents them from being able to park near the building and something needs to be done about it. The Rules are clear that you are only allowed to park one vehicle in front of the building and needs to be enforced. One owner suggest that each owner get one parking sticker and only the vehicle with the parking sticker would be allowed to park that vehicle in front of the building. It was also suggested that the vehicle that is being parked in a manner as to take up two parking spaces be towed. The Board of Directors agreed to notify the owner of the issue and if necessary would

tow the vehicle if the owner does not comply with the parking rules. They will also discuss in more detail the use of parking passes as a way to resolve this issue.

Someone asked how many people are allowed to live in one unit. In South Carolina if it is a two bedroom unit you are allowed to have six living in the unit, a one bedroom unit would be allowed to have four people living in the unit. The catch is if they are related and there are minor children staying in this does not apply.

An owner asked what can be done about noisy neighbors. You need to contact the police and also contact the property manager so the owner can be notified of the violation.

At this time the builder has plans to build two buildings with eighteen units per building on the vacant lots. They have already been notified they will not be allowed use of our pool. The units are to be around 1100 to 1200 square feet and sell in the \$200,000.00 price range. They will also have their own parking lots and will have to share in the cost to maintain the drive into our complex. We will need to obtain a road bond and also come up with a road share agreement.

We do not have access to the tennis courts.

Several owners wanted to thank James Green for taking such good care of the property. He has always worked hard and we appreciate his efforts.

Owners are not allowed to attach items to the exterior of the buildings. You may put items on your door, but do not attach them to any parts of the building. You are also not allowed to have items outside your unit other than a doormat. This includes bowls to feed cats or other animals.

The roundabout at the entrance is an issue as some people are driving too fast and others do not use it correctly. We will address this with the other Associations as this is shared with all the Association within Cypress Bay.

The Board is looking at replacing the carpet in all five buildings. Currently we have one estimate and the cost is around \$55,000.00. We are looking at some other companies before a decision is made.

Traps have been placed at all the buildings for the carpenter bees.

There were questions about the building cleaners and how often they are supposed to come. This service is provided by an employee of James Green and they normally come every two weeks.

Having no further business, Michael Farris made a Motion to adjourn. Wayne Pokrywka seconded the Motion and it carried.

Prepared by Property & Association Management Co. for:

Nelson Huggins, Secretary

Approved by:

Spencer Thorton, President