

**ROBBER'S ROOST REGIME (Phase) 1 HOME-OWNERS ASSOCIATION
ANNUAL PHASE 1, ALL-OWNERS MEETING**

Saturday, November 05, 2022

North Myrtle Beach V.F.W. Building, Highway 57, at 9:00 A.M.

Annual ALL- HOMEOWNERS MEETING TO FOLLOW AT 10:00 A.M.

Pam Bane, Manager of Property and Association Management Company, and manager of Robbers Roost Villas; was present. She had the proxies identified and counted by volunteers Mary Lou Van Houten and Mary Christianson. A quorum was established. The quorum was announced, and we proceeded with both meetings.

The Phase 1 meeting was called to order by President, Jan Pugh, at 9:05 a.m.
All HOA Board members of Phase 1 were present.

ELECTION OF NEW BOARD MEMBER:

Jan Pugh's term has expired and she has chosen not to run for re-election. A new president was voted in.

The Nominees were as follows:

- Mick McGuire
- Joe Dilan
- Susan Gayton

Nominees present at the meeting, introduced themselves. President Jan Pugh asked for any nominations from the floor. None were offered. Dawn Snider made a motion to close the nominations from the floor, and Sybil Voth seconded it. The motion was carried.

The mailed ballots of all members were returned to all HOA members of our regime 1 that were present then submitted to our vote counters. The counters were Mary Lou Van Houten and Mary Christianson. Votes were tallied and the result was announced by Jan Pugh, outgoing President. Our new President of regime 1 is Susan Gayton of Unit 929.

MINUTES OF OUR LAST ALL-MEMBERS HOA MEETING:

Minutes of our last annual meeting were attached to the packet for review by all owners in attendance. Owner Beverly Nunn made a motion to accept the minutes as written. Mary Christianson seconded the motion, and without revisions or objections, the minutes of last year's meeting of 2021 were accepted as written.

TREASURER REPORT:

Brian O'Hea, our Treasurer, reported we are in good shape financially despite our recent flooding issue of July 4th, 2022. Our current holdings were reported as \$143,614.75.

HOA fees for 2023 will increase to \$359 for a 2 bedroom and \$406 for a 3 bedroom. Our contribution to the Master Board of the HOA will increase. Lucy Oakes made a motion to accept the budget as reported, and the motion was seconded by Erwin Smith. The motion carried.

OLD BUSINESS:

Erwin Smith reminded all present not to replace membranes on their deck without notifying us via email or letter to our management. Pam Bane, our manager, will then follow our protocol, which is in place to

protect our HOA funds. She will notify our HOA Board, and the board will review the contractor and materials to be used and give you permission to replace your membrane. Removal and replacement of the membrane covering, carpet or wooden decking, is at the expense of the owner. The board is also looking for a specific go-to contractor to give us a good price and will do the best job with this ongoing issue. **Always notify management first, with any projects outside of the walls of your unit.**

Outgoing President of Regime 1, Jan Pugh, shared an update on our drainage mitigation. The Master Board approved having all RRV drains jetted to clear and then videoed this July, to ensure positive drainage, and determine if there were any blockages that needed to be removed. Frequent meetings were held between RRV Drainage Committee, the City of North Myrtle Beach, and Manning Development Company. Our Drainage Committee members are as follows:

Pam Bane
Susan Gayton
John Sylvanus
Ronnie Crawford
Brian O'Hea.

The board of Regime 1 would like to thank this committee for giving their time and ongoing effort to our community. RRV property did not cause the flooding. The City of North Myrtle Beach; and Chris Manning have agreed to some participation in the remediation. Robbers Roost Master Board voted to hire an attorney and civil engineer to review the corrective plans submitted by the City and to have an attorney review the Maintenance Agreement the City will require RRV to execute should we move forward with their proposal.

NEW BUSINESS:

Nate Washington, Board Member At Large, brought up the approved project to increase our golf cart number, and add additional golf cart parking spaces. These spaces are to be marked in white paint; and will be 9 feet deep, and 6 feet wide. These spaces will be marked in front of our existing island in the even-numbered cul-du sac. There were 7 new spaces approved. Concern was voiced by Mary Lou Van Houten that money to finance this project is not fair to others who do not own golf carts, and asked for improved communication from the board when these decisions are being considered. It was mentioned that all members can attend and voice opinions at the board meetings. Future meeting dates for 2023 will be communicated on the RRV website by Pam Bane in the near future.

ADJOURNMENT:

There being no other old, nor new business, a motion to adjourn the meeting was made by Erwin Smith. The motion was seconded by Bob Nunn, and the motion was carried. The meeting was adjourned at 9:59 A.M.

Minutes were respectfully submitted,

Lucy Oakes
Secretary of HOA Board, Phase 1