

**CYPRESS BAY GOLF & TENNIS RESORT III**

**HOMEOWNERS ASSOCIATION, INC.**

**29<sup>TH</sup> ANNUAL MEMBERS' MEETING**

**April 22, 2023**

**MINUTES**

Pursuant to call, an Annual Meeting of the Board of Directors of Cypress Bay Golf & Tennis Resort III was held on Saturday, April 22, 2023 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 29<sup>th</sup> 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, Bob Zito, Kati Devine and Nelson Huggins.

**III. FORMAL OPENING**

Mr. Thornton as Chairperson and opened the Meeting at 9:05 A.M, in accordance 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 39.99 by Proxy for a total of 64.31%. Therefore, a quorum was established, and the meeting continued, in accordance with the Association's documents.

**C. PROOF OF MAILING**

Kati Devine, 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 Spencer Thornton and unanimously carried to approve the minutes of the Annual Meeting held

on April 23, 2022.

**E. REPORT OF OFFICERS**

Pam Bane reported at the end of March, 2023 the Association has \$50,859.45 in the operating account, \$58,704,379 in the money market account. Total Current Assets are \$138,377.18. Copies of the 2022 audit report were also distributed at the meeting.

**F. APPOINTMENT BY CHAIRMAN OF INSPECTORS OF THE ELECTION**

Tina Parke, Susanne Norman and Susan Dotson volunteered to be ballot inspectors.

**G. ELECTION**

There are currently three positions open for the Board of Director for two-year terms. Bob Foote, Spencer Thornton and Shelly Wiechert had submitted their names as candidates prior to the meeting. At this time Pam Bane opened the floor for nominations. Kati Devine volunteered to seek nomination, as she did not realize she needed to remit the form in order to seek re-election. No other nominations were received from the floor. Nelson Huggins made a Motion to close the nominations. Spencer Thornton seconded the Motion and it carried. The ballots were counted and Bob Foote, Spencer Thornton and Shelly Wiechert were elected to the Board of Directors. Kati Devine was thanked for her service on the Board of Director.

**IV. UNFINISHED BUSINESS**

The Board of Directors has made a carpet selection. AA Building will be replaced as soon as the carpet has arrived. CC Building will be replaced in the fall and BB, DD and EE will be replaced in 2024. The owner of BB 10 asked about the issue that appears to be coming from the landing above her window. We are aware of the issue and it will be addressed.

We continue to have an issue with carpentered bees. They will not sting you but are very annoying. We did place traps in areas to try and eliminate. Pest Control has advised the best thing to do is fill in the holes, this was done and they came right back. This is what is leaving the wood shavings on the carpet and stains the walls. We are going to try a spray that encapsulates the bee in the hole as it fills the hole to see if this will work.

Pam Bane discussed that owners should have an HO6 policy in place. This insurance not only covers the owner's contents, but contains coverage in the event you are charged with a portion of the Associations deductible for an insurance claim. The insurance agents are now advising owners to have at

least \$25,000.00 in loss assessment coverage versus \$1,000.00, which comes standard in an HO6 policy. When your unit is going to be vacant you should turn the water off. Owners should also replace the hot water heater if it is 10 years old or older. Check and replace the supply lines to sinks, toilets and the washing machine. These are all things that can help prevent water damages not only to your unit but to other units.

Smoke detectors need to be replaced every 10 years. You can now purchase them with a 10 year battery already installed. If you need help with the installation the fire department offers to do this free of charge. You just need to call their non emergency line.

## **V. NEW BUSINESS**

There was discussion regarding owners not parking between the lines correctly. This leads to other vehicles then not being able to park correctly. The Board is looking at ways to resolve this as it is an ongoing issue with the same people.

There was a report of someone in DD Building throwing food out as they walk into the building. This is an issue and they should be responsible adults and discard their trash properly as everyone else does. The owners stated it is ridiculous that one family chooses to act this way and have no respect for the property or the other owners.

The proposed Amendment vote to prohibit renting for less than months was discussed. It takes a vote of 66 2/3 of the owner to vote in favor before this would pass. As of today there are almost as many votes against it as there are in favor of it. Owners that have not voted are asked to turn their votes in as soon as possible. An owner that rents his unit stated he had more issues with longer term tenants than he has ever had with short term rentals. If a short term rental is an issue at least they are gone in a few days. Long term rentals take an eviction which can take months to process.

It was reported there was an altercation between two residents at DD Building recently and the police were called.

The Board of Directors was thanked for the mailboxes.

There was a report of people coming in to use our dumpsters. If you can get a picture of the license plate, please do so and report it to property management so they can get this over to the police. This is illegal dumping.

People continue to not clean up after their pets and properly dispose of the waste.

Recent soil samples were taken on the vacant property. We were told that the samples did not support them building on this property without a support wall

and pilings. At this time we do not know what they plan to do with the property. Originally we were told it was going to be 2 buildings, 3 stories high with 18 units per building and no pool. We have already advised them they would not be allowed to use our pool. If and when they decide to build we will obtain a road bond to cover any damages to our road. We will also need to discuss a yearly contribution to maintain the road.

Having no further business, Nelson Huggins made a Motion to adjourn. Spencer Thornton seconded the Motion and it carried.

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*Prepared by Property & Association Management Co. for:*

Kati Devine, Secretary

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*Approved by:*

Spencer Thornton, President