

MINUTES OF ANNUAL REGIME 1 HOMEOWNERS MEETING
ROBBER'S ROOST VILLAS
SATURDAY, NOVEMBER 04, 2023
North Myrtle Beach S.C. V.F.W. Building, Highway 57, 9:00 a.m.

Sign in was held at the entrance door by Pam Bane, Property and Association Management Company. Regime 1 Officers were present; Susan Gayton, President, Brian O'Hea, Vice President, Lucy Oakes, Secretary, Erwin Smith, Treasurer, who attended via phone, and Nate Washington was excused. There were sixteen units represented, and twenty-three proxies received. A quorum was established.

APPROVAL OF MINUTES:

The meeting was called to order by President, Susan Gayton, at 9:07 a.m. Minutes of our 2022 Annual Meeting were given to members at the door, and time was given for all present to review them. A motion to accept the minutes was made by Susan Gayton, and Mick McGuire seconded it, and the minutes were carried.

TREASURER REPORT:

Vice-President, Brian O'Hea, and Erwin Smith, via phone, reported our financial status as good. Our total in holdings were reported as \$150,637.76. We continue to maintain painting reserves for our next painting project. Financial report was confirmed by Brian O'Hea, and seconded by Susan Gayton.

OFFICERS ELECTION:

Two board vacancies were available. A request for nominations from the floor was offered to all present and there were none. A motion to close the nominations from the floor was made by Brian O'Hea, and was seconded by Susan Gayton. Running for election for the two board vacancies were three homeowners; Brian O'Hea, Unit 942, Mick McGuire, Unit 921, and Jan Pugh, Unit 946. Each nominee for the open seats on the Regime 1 Board introduced themselves, and told why they wish to serve. Volunteers to count the votes (Proxies) were chosen. Susan Blake, Unit 947, and Connie Arnold, Unit 949. Pam Bane announced those elected. Brian O'Hea, Unit 942, and Jan Pugh, Unit 946 were the new board members elected.

OLD BUSINESS:

Our newly hired engineering firm of EARTH WORKS was mentioned as we discussed the pooling of water in several downspout areas of our gutters. Property Management reported to all present, that these problems have been relayed to EARTH WORK engineers to address. They are representing us in plans to assess and improve our drainage issues, and they will work with developer Manning, and the City of North Myrtle Beach to fix the drainage issues.

NEW BUSINESS:

Cleaning and leveling of both islands of regime 1 were discussed. The mulch previously used for ground cover has been found to clog our drains and other alternatives were discussed. Beverly Nunn, Unit 907, had offered a solution last year, using rock landscaping. This was discussed as an option to look at. Susan Gayton agreed to coordinate and gather costs and options for the island areas, with the help of Beverly and Bob Nunn, and Nate Washington.

A spring clean-up day was mentioned for this upcoming spring, and a call for volunteers was suggested. Further planning for this will be discussed at our next meeting. Insurance increase in cost for next year was discussed, and with input from our September meeting, it was decided not to increase our H.O.A.

monthly fees, but to call an assessment for monies due. This increase will be revealed in February, 2024. The assessment will be decided at that time and all will be notified.

Members attending were requesting we make plans for pressure washing of our buildings. This was discussed and most wanted it done every three years as a reasonable time frame. This will be discussed at our next meeting.

ADJOURNMENT:

A motion to adjourn our meeting was made by Brian O'Hea and seconded by Susan Gayton. Our Regime one board members were asked to meet for a few minutes at the close of this meeting. The meeting was adjourned at 10:03 a.m.

BOARD MEMBERS MEETING:

The board members of Regime 1 met, and decided the officers for next year will be as follows:

Brian O'Hea: President

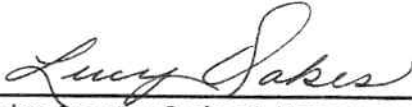
Susan Gayton: Vice-President

Lucy Oakes: Secretary

Jan Pugh: Treasurer

Nate Washington: Members At Large Representative

Minutes respectfully submitted,



Lucy Oakes, Secretary Regime 1, Homeowners Association