

MINUTES OF ROBBERS ROOST VILLA HOMEOWNERS MEETING, PHASE 1

March 09, 2024, Saturday at 11:00 A.M. at the Club House

CALL TO ORDER: The meeting was called to order by Association President, Brian O’Hea at 11:01 A.M. All Board Members were present:

Brian O’Hea

Susan Gayton

Lucy Oakes

Jan Pugh

Nate Washington

Our long- term Board Treasurer and friend, **ERWIN SMITH**, “Smitty,” was remembered by all with love and appreciation for his long and faithful service to our H.O.A. Boards of Robber’s Roost Villa’s. He passed away on February 11, 2024. He will be sorely missed.

Guest owners were present as follows:

Lopez, Stacey and Raleigh	Unit 922
Christenson, Mary	Unit 943
Dilan, Joe	Unit 911
Marlowe, Kim	Unit 913
McGurie, Mick and Angie	Unit 921
Blake, Thomas and Susan	Unit 947
Henderson, Douglas and Lis	Unit945
Bush, Pat and Pam	Unit 916
Jackson, Doris	Unit 936
VanHouten, Mary Lou	Unit 927
Wharton, Chuck and Donna	Unit 920
Nunn, Bob	Unit 907
Chase, Lianne	Unit 924
Blanchard, Susan	Unit 933

MINUTES OF LAST MEETING: Minutes were posted on-line for all to read and copies were sent to all board members. A motion to accept the minutes of our last meeting at the VFW was made, and seconded by Brian O’Hea. The minutes were accepted as submitted.

TREASURER REPORT: Jan Pugh read the report to all present. As of January 31, 2024, our account assets were \$9,563.13. Our Certificate of Deposit was \$52,952.10. Our Money Market account was \$93,193.86. A motion to accept the treasurer report was made by Nate Washington, and was seconded by Brian O’Hea.

OLD BUSINESS:

FLOOD UPDATE: Our Engineering firm of EARTHWORKS, hired to mediate the responsibility of who and what contributed to the flood of last year, submitted a report to our management. It was determined that the developer who built the new Robbers Roost Homes on the golf course land behind our units, was definitely named responsible for their poorly planned drainage handling of their run-off water. The city was also included in the report and named partly

responsible for not keeping check of the construction of the developer. Robbers Roost is not going to agree to hold the city of North Myrtle Beach harmless in any of the actions, and this decision is also backed by our engineer.

INSURANCE COST INCREASE: The buildings insurance increase has been received as expected and the increase cost is \$41,424.00. The cost increase will be incurred by all owners. Two-bedroom units will expect to pay a total of \$835.00. Three- bedroom units will expect to pay \$947.00. Owner can pay a lump sum, due May 01,2024. Installment payments over three months is also an option. This includes May, June, and July of 2024. The last payment due July 01, 2024. A letter explaining this assessment was sent via mail to all owners on March 11, 2024, and will be posted to the Robbers Roost website. Owners are asked **NOT TO INCLUDE** this assessment money in your monthly HOA fee. It is considered a SPECIAL ASSESSMENT.

ELECTRICAL WIRING ISSUE: Offers from insurance companies to cover our buildings are contingent upon correction of the aluminum wiring hazard identified by insurers. A "fix" for correcting this hazard has been suggested and accepted in order to write insurance for our buildings. The outlet "pigtail- fix" application to aluminum wired townhomes must be performed by a licensed South Carolina Electrician, and all work must be UL approved. The cost of this work is the responsibility of the unit owner. It must be completed in each affected unit by December 01, 2024. Proof of this electrical work must be submitted in writing to our manager, Pam Bane, signed by the licensed Electrician, and signed by the owner. Those units which have already been fixed must submit the same proof to management before December 01, 2024.

NEW BUSINESS:

DECK MEMBRANES: A named company to make membrane repairs to our townhome decks has been found, and is in the process of fixing these membranes. It is called SRW Company and is owned by S.R. Woodring. Several owners have asked for an assessment of their decks, and these will be processed in order of requests submitted to Property and Association Management.

CLEAN-UP DAY: We have set a date for all-owner participation to clean up islands, and common areas of concern. The day is Saturday, April 06, 2024. We hope many can and will participate. Thank you in advance!

PERSONALIZATION OF FRONTS OF UNITS: There was much improvement of art objects and plants not in pots removed from unit fronts, however, this remains a problem. Board members will be re-evaluating the clutter issue, and notifications will be sent out. Guideline to prevent projectile danger and clutter issues will be sent again to owners.

GOLF CART PARKING ISSUES: Owners are parking carts in front of units for extended periods of time and causing car parking issues. Owners who have been issued a cart parking spot on our property are being asked to use their spots both in residence and when they leave in order to make room for the expected increase in summer traffic.

ADJOURNMENT: A motion to adjourn this meeting was made by Nate Washington at 1:23 P.M. and was seconded by Susan Gayton. Meeting was adjourned at 1:24 P.M.

Minutes were respectfully submitted by Lucy Oakes, H.O.A. Secretary for Phase 1.

