

MINUTES OF ANNUAL H.O.A. MEETING, 2024, REGIME 1
LIVING WATER BAPTIST CHURCH, HIGHWAY 9, LITTLE RIVER S.C.
November 02, 2024, at 9:00 a.m. to 10:30 a.m. Final

Presiding members of Regime 1 Board of Directors were present as follows:

Jan Pugh, President

Mick McGuire, Vice President

Lucy Oakes, Secretary

Lisa Henderson, Member At Large

Stowe Smith, Treasurer, was formerly excused for family event prior to the meeting.

Homeowners in attendance, representing their units to establish a quorum for this meeting, were as follows:

Unit 902: Beth Mastry

Unit 906: William and Lou Ann Russell

Unit 916: Pat and Pam Bush

Unit 918: Lucy Oakes

Unit 920: Bill and Melody Linaman

Unit 922: Raleigh and Stacey Lopez

Unit 924: Lianne Chase

Unit 932: Steve Martin (Mike Green was assigned Proxy by Steve Martin)

Unit 936: Doris Jackson

Unit 946: Jan Pugh

Unit 907: Bob and Beverly Nunn

Unit 913: Kim Marlowe

Unit 921: Mick McGuire

Unit 945: Doug and Lisa Henderson

Unit 947: Tommy and Susan Blake

Pam Bane and Freda Gore were Managing Agents present from Property and Association Management.

Certification of Proxies was reviewed, and a Quorum was established with a majority of owners (31% present in person, and 40% present by proxy).

A total of 19 proxies were mailed in or taken to Property Management Association, and 15 owners present.

CALL TO ORDER: The meeting was called to order by President, Jan Pugh, at 9:04 a.m.

Proof of a notice of this meeting was mailed out, and a copy was witnessed by owner, Doris Jackson, and verified as the notice received by all present.

MINUTES OF THE ANNUAL MEETING OF 2023: Minutes of our last annual meeting for 2023 were offered to all to review and a motion to accept them as written was made by Mick McGuire, and the motion was seconded by Lisa Henderson. The minutes were accepted as written on November 04, 2023.

TREASURERS REPORT: Mick McGuire, Vice President of our HOA, read the treasurer report attached in our booklet, given out to all owners at this meeting. The report attached was not the current numbers from our Treasurer, Stowe Smith, so the current report will be emailed to all members of our HOA later, this updated treasurer report will be sent to owners by Property Association Management. A copy of the 2025 Budget, approved by all officers prior to our meeting

today, was read aloud, and discussed by all present. Both Mick McGuire and Jan Pugh took questions from owners who shared concerns. (see additional information in “Old Business” section of the minutes.

ELECTION OF NEW BOARD MEMBERS: Proxies mailed back to our management from owners of Robbers Roost Villa’s town homes in Regime 1, with their votes for this years’ four openings on the board of directors, were handed back out to each owner present. Nominees included in the vote for positions open on the Board of Directors, who submitted their written applications, were as follows, Raleigh Lopez, Beth Mastry, Stowe Smith, Beverly Nunn, Lucy Oakes, and Mick McGuire. These nominees were introduced.

Three volunteers were selected and appointed to count the votes. They were given a tally sheet with all nominees listed on it. Votes were then counted and tallied. Overseers of the vote were Pam Bane, Freda Gore, and Board secretary, Lucy Oakes, was present to sign any proxies assigned by any owner who chose to have the Secretary vote for them. None were assigned to the Board Secretary; therefore, none were signed nor voted on by the Board Secretary. After three counts performed by the counters selected, Susan Blake, Doris Jackson, and Melody Linaman, the tallies were returned to the Board President, Jan Pugh. She read the officers voted on to the board by the owners. Elected officers to the board were Raleigh Lopez, Stowe Smith, Lucy Oakes, and Mick McGuire. The newly elected officers were asked to stay for a brief meeting following the Master Board Annual Meeting to elect Regime 1 positions on the board.

OLD BUSINESS: Mick McGuire further explained the 2025 Budget decided by the Board of Directors for next year. Concerns were expressed about the depletion of our reserves budgeted for this year, 2024. He explained the multiple issues arising this year regarding the assessment included decks which have been reported as causing leaks and needing replacement were four in number. Also, the iron pipe decay from aging pipes, which require sleeving fixes, was explained. Our maintenance and repair budget for 2024 was \$10,441 and the estimated actual expense by year end is trending closer to \$40,000. Mick explained that because of the costs associated with maintenance repairs, it was necessary to increase the 2025 budget. The Regime 1 allocation to the Master Board also increased in 2025 to \$218,064, largely due to insurance costs. The Pest Control vendor sold their business with the new owner increasing the expense by 77%. We are bidding this service to other vendors.

NEW BUSINESS: Due to these issues explained in Old Business, our H.O.A. fees are going to be 11% higher than last year. For 2025, fees for 2- bedroom units will be \$398.00 per month, and 4 - bedroom units will be \$450.00.

USI Insurance Brokerage will put RRV out to bid in early 2025. In 2024, over 20 bids went out with only 2 proposals returned. This is the result of our location on the coast, the type and age of our property, and that we have aluminum wiring. The Association was informed last year that the aluminum wiring (Regime 1 and 2) would need to be 100% remediated to remain insurable and to solicit more competitive bids from providers. Notices were sent out beginning May 2024 that each owner with aluminum wiring was responsible for completing the remediation with a deadline of December 1, 2024. To date, there are still 8 units in Regime 1 not in compliance with the assessment.

Other mentions for new business discussion:

- Gutter cleaning in the backs of our unit buildings. Our board is discussing this with Property Association Management and will have an answer for us soon to address this problem. This will have to be paid for separately from regular grounds and landscaping required of James.
- New pest control boxes will be ordered soon to remedy the vermin issue. It is being addressed.

- Need for volunteers to allow usage of their front spigots. Please notify Property Management if you can help with that request so that pressure washing of walkways can resume.
- Drain covers to prevent large items from plugging up drains on our property are needed. We are looking at buying these for our property drains and will be included as part of the overall drainage construction.

The new board will be meeting soon, and for next year board members will inspect every request for addressing issues before and after fixing/repairing them, to ensure service is adequate from our vendors. Please help us with this, as it will take time and effort on everyone's part.

A motion to adjourn this annual H.O.A. meeting for Regime 1 was made by Mick McGuire and seconded by Lucy Oakes. Regime 1 meeting was adjourned at 10:21 a.m.

The Annual Master Meeting starts at 10:30 a.m.

Minutes were respectfully submitted by Secretary, Lucy Oakes on November 03, 2024.

Lucy Oakes, Secretary, Regime 1 Robbers Roost Villas