

GREENSIDE VILLAS HOMEOWNER'S ASSOCIATION, INC.
ANNUAL MEMBERS' MEETING
NOVEMBER 8, 2025

MINUTES

Pursuant to call, the 2025 Annual Members' Meeting of the Greenside Villas Homeowner's Association, Inc., was held on Saturday, November 8, 2025, at 1:00 P.M. at the Sleep Inn, 909 Highway 17, Little River. South Carolina.

CALL TO ORDER:

Stacy Saville, President called the Meeting to order and introduced the Board Members, all of which were present. Also, the owners introduced themselves.

Property and Association Management Company, Managing Agent for the Association, was represented by Pam Bane, Association Manager, also acting as recording Secretary.

ESTABLISHMENT OF QUORUM:

Pam Bane reported there were 41.20% of the members present and 35.95 % represented by Proxy, therefore a quorum has been met by proxy and in person of 77.15% to successfully conduct the meeting.

PROOF OF MAILING:

Pam Bane presented the Proof of Mailing, which stated that the Notice of this meeting was mailed to all owners at their current address on October 14, 2025. The Notice will be filed as part of the official documents of this meeting.

APPROVAL OF MINUTES:

Stacy Saville made a Motion to approve the November 11, 2024 Annual Meeting Minutes. Carol Dubiel seconded the Motion, and it carried.

OFFICER'S REPORTS

Bob Farmer thanked all the owners that have volunteered to do projects for the Association. This saves the Association a lot of money each year. He also thanked the Board of Directors for their hard work and dedication. Bob Farmer reviewed the projects that were completed in 2025. Larger vents were added to the storage room doors under the stairwells to improve air circulation, removed the ceiling wallboard in the stairwell closets of A & B Buildings, cleaned out the retention pond, added tables to the pool area, sealed the sidewalk entrances, offered residents dryer vent cleaning and had wasp nests removed. A detailed list of the completed projects is attached to the Minutes. A list of upcoming projects for 2026 was also provided and a copy is included with the Minutes. Bob Farmer also reviewed the cost of the completed projects and the amounts saved by having volunteers perform the work; these costs are listed under the 2025 completed projects report.

Dryer vents are the number one cause of fire in a home. The Association obtains a bulk rate for the owners to have this service performed. This ensures you get a better price to have your dryer



vent cleaned. This cost is not included in the budget and owners must pay separately to have this service provided.

Bob Farmer discussed the carpet replacement for Building A. Building B's carpet will be replaced in 2026.

Parts for both elevators have become obsolete, so we had to replace both control boards as OTIS could not get the parts to repair them.

PAR3 DEVELOPMENT NEXT DOOR

Stacy Saville reported we do not have an update on the proposed building project next to our Association. We are keeping an eye on this should something start to develop.

2026 BUDGET

Bonnie Cirrincione presented the 2026 budget. It is based on a 3% inflation rate. The pool contractor and property management company did not increase their fees for 2026. The Board obtained multiple estimates for things such as landscaping, but the estimates were much higher than what we currently pay. The landscape budget was increased by the Board to replace aging bushes and trees. We also must continue funding the reserves to prepare to pay for upkeep maintenance items such as roofs, sealcoating the driveway, etc., which all continue to increase in price. The Board is trying to keep up with the increasing cost of repairs and replacements to avoid having a Special Assessment. A copy of the budget is also included with the Minutes: 3 bedroom units will pay \$496.00 per month, 2 bedroom units will pay \$417.00 per month and there is no increase for the garages. A 2024 audit report was included in the handout of the meeting.

Please let the Board of Directors know if you see an issue that needs to be addressed. It was noted the Building A elevator needs to be set to return to the first floor after each use.

ELECTION:

Currently we have three vacancies for the Board of Directors. Bonnie Cirrincione, Bob Farmer and Stacy Saville submitted their names as candidates for today's election. At this time Stacy Saville opened the floor for nominations. Kirk Dengler was a write in candidate and agreed to accept the nomination. Having no further nominations, a Motion was made and seconded to close the nominations. Pam Bane and Linda Carney counted the votes. Bonnie Cirrincione, Bob Farmer and Kirk Dengler were elected to the Board of Directors. Stacy Saville was thanked for her service on the Board of Directors.

OLD BUSINESS/NEW BUSINESS:

The Christmas party will be December 15, 2025 at 5:00 PM at the Calabash Angus Steakhouse.

ADJOURNMENT:

There being no further business to come before the meeting, Stacey Saville made a Motion to adjourn. Bonnie Cirrincione seconded the Motion and it carried.



Bonnie Cirrincione
Bonnie Cirrincione, Secretary

Pam Bane
Pam Bane, Recording Secretary



BOARD of DIRECTORS' COMMENTS



2025 Completed Projects

- ✓ Added larger vents in all under-stairwell doors to improve closet air circulation
- ✓ Removed all ceiling wallboard in stairwell closets in Buildings A + B
- ✓ Cleaned out Retention Pond
- ✓ Added Tables at Pool
- ✓ Lacquer Sidewalk Entrances
- ✓ Offered Residents Dyer Vent Cleaning
- ✓ Wasp Nest Removal

To Be Completed

- Pull and Replace aging bushes throughout community
- Repair Sidewalk Cracks









2026 HOA Insurance

GV BOD received/assessed 2 bids

Cost dropped by \$10,000 for 2026

Chose Waccamaw Insurance as best value bid
◦Austin Huxford, Waccamaw Insurance Agent





2026 HOA Budget Drivers

Category	+ / -
Grounds Maintenance	+ 500 (actual)
Landscape Supplies	+ 4,164
Janitorial Maintenance	+ 2,417 (actual)
Elevator Maintenance	+ 300
Trash	+ 300
Spectrum	+ 900
Insurance	-10,000
Savings for other budgeted items	+ 1,419

Welcomed reduction in insurance costs. Used 3% inflation for budgeting. Keeping Reserve deposits at 15-16% of income to cover planned/unplanned maintenance and fluctuating future insurance costs.
2026 dues close to 2025 levels.



2026 DUES

Condo Style	2024 Dues	2025 Dues	2026 Dues	2026 Increase
3 Bedroom	482	482	496	\$14
2 Bedroom	405	405	417	\$12
Garage	93	93	93	0

Slight increase for 2026. Covers inflation above 3% which was used for budgeting and continues to build Reserve Funds for future expenses as our buildings and grounds continue to age.



2026 Planned Projects

Replace Building B Carpet

Rebuild Pool Bar Top

Pull/Replace Aging Bushes

ADA compliance elevator updates

Repair Sidewalk Cracks

Sod or seed grass at the NE end of Building B and the rocked area by Garages

Begin replacing dying trees by bowling alley & behind garages





Future Elevator Planning

Briefing from OTIS management to BOD in 2024

- Install Year: Building A, 2001; Building B, 2002

Reserve increases prepare GV for elevator parts replacements and modernization

- Safety Item – Replace handheld telephones with Hands Free ADA Phone - \$5000 per building
- New Code Requirement - Cat5 Rupture Valve Test – \$3,000 per building (not in current service agreement)
- Weather Related Item – Car Hoist and Track Rust Remediation (Replace Ground Floor) - \$15,000 per building
- Future Planning for 2030's: Modernization for Building/Elevator Code Related Work - \$50,000 per building



2026 Planned HOA Administration

Rules and Regulations

- Updates planned for 2026

Master Deed

- Looking at updates and additions in 2026
- Will require votes from owners
- Approved updates then filed with Horry County

Monitor Potential PAR 3 Development

- Nothing proposed at this point
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