

## **Harbour Front Villas II Annual Homeowners' Meeting**

The 2025 Annual Homeowners Meeting was held on Saturday, October 18, 2025, at the True Way Holiness Church, located at, 1527 State Hwy 57 N, Little River, SC 29566

### **Call to Order:**

The meeting was called to order at 9:00 am by President Sharon Simpson who welcomed everyone in attendance.

### **Roll Call and Certification of Proxies:**

Roll call and certification of proxies was attested to by Freda Gore. There were 12 Units represented in person and twenty units represented through proxy, for a total of 32. A quorum was established.

### **Approval of Minutes:**

Werner Steuernagel made a motion to accept October 12, 2024, Annual Meeting Minutes as presented. James Mercer seconded the Motion, and it carried.

### **President's Report:**

Sharon Simpson stated the Board accomplished a lot.

The irrigation hoses around the buildings were fixed. They were a tripping hazard.

A handicap rail was installed at the G Building.

Painting was completed behind the E building.

The condensation line that was damaged at G Building was fixed. It is working better now.

The Board replaced all downspouts around the buildings. They were cracking and replaced with straight, sturdy downspouts.

Finally, all light fixtures are replaced in all hallways. We wanted to find LED lights incapsulated fixtures hopefully to last a long time.

The pool was converted from chlorine to salt water. It saves the HOA money, and it is healthier and better for the skin.

The problems with the elevators have been repaired.

Painted all the fencing around the garbage area.

F Building retaining wall was beginning to bow out and lean. Hemingway took care of this.



Hemingway Landscaping took care of the trimming of the palm trees and all yearly landscaping.

Hemingway landscaping cut all the trees back on the retention pond.

The drainage around G Building was corrected.

The Bathrooms were painted inside.

The Board has tried to take care of things when they come in.

Working on getting quotes to reseal the parking lot and potholes that need to be filled. We got one quote, we need to get a few more.

We are also working on installing gutters above the elevator shafts in H, F, & E Building. G Building has already been done.

Found a company that does a lot. Working to see if they can do it all as opposed to having multiple contractors doing different things.

The Board needs to clean out gutters at G Building. Must reinstall the gutter guards as they were removed and never reinstalled.

The Board is working with a company to repair the cupola on E Building. Siding and Dentil molding blew off during the windstorm.

In light of what happened with Harbour Ridge Sea Wall. We are going to get the retaining wall beside E building inspected. Going to get it inspected to make sure it is ok. It looks like it is bowing a little bit. We want to secure it before anything happens.

The Board is going to re-address the emergency driveway by the F Building. The big slab concrete is causing a big gap. It is a tripping hazard. It is an easement for the Marina as it's their responsibility. We want to go back to them to see if they will pay half of the repair to secure lifting it up. The Board reached out to them about 3 or 4 years ago. Start again to see if we can get this done. In the meantime, be careful. Jim Mercer stated the erosion is going under it and will need to be lifted to stabilize it.

Unit F-II Building has some aluminum siding below porch corroding causing water to go down to his neighbor below. We will check to see if it needs to be sealed or replaced.

Hemingway will be purchasing larger stones in the shrub area. The smaller stones are getting all over the sidewalk and grass.

The Board will send a letter out to all owners reminding them if they will be gone longer than a week or more, turn off the water. Not turning off the water can cause something major to happen.



Owners need to get their condensation pipes checked. They should be checked regularly at least twice a year. Sometimes they get clogged up. Jim Mercer asked how long ago the unit was next to him had a hot water failure. The pan fractured and the water came from the wall into storage room. They replaced the pan and purchased an online moisture alarm for about \$10.00. If the moisture alarm detects water, it will scream like crazy. He installed an alarm for his hot water heater tank. It attaches to the tank.

**Treasurer's Report:**

Sharon Simpson wanted to thank all owners for paying HOA dues on time. Harbour Front Villas II has great owners. This gives us the ability to do some things needed.

There is \$488,763 as of September 31<sup>st</sup>.

The prices of everything are going up. The HOA fee for 2026 is going down. Owners who have automatic drafts need to check to make sure the right amount reflects the change.

The insurance is going down to \$84,000. The 2-bedroom units are currently \$437 and will go down to \$393.00. The 3-bedroom is \$552 and will go down to \$487.00. In 2025 collected \$24,332.00. We received a great deal from the T.V. rebate. The renewal covers the next 3 to 4 years with no increase. Jim Capaldi does a wonderful job watching our financials. He knows exactly what is going out and coming in down to the penny. He keeps in contact with Stacey Causey about the financials. Sharon Simpson noted that it is good to have someone accountable.

**Election:**

The Master Deed requires a minimum of three and a maximum of five officers. There are currently two (2) vacancies for the Board of Directors, for a three-year term. Susan Debski and Werner Steuernagel submitted their names as their terms expired at today's meeting. Sharon Simpson opened the floor for nominations. Having no other nominees, Joan Conklin made a Motion to close the nominations. Debra Mercer seconded the Motion, and it carried. Bobby Conklin, Secretary cast one vote to accept the candidate to the Board of Directors by acclamation.

**Old Business:**

Billy Ridgeway stated the H Building trash fence looks bad. She asked if it could be replaced with PVC. She states it is torn between us and Holiday Inn. The recycling signs have been taken down. She is not sure if the trash company does recycle. The Board stated they no longer do that.

The Board is asking all homeowners to break down cardboard boxes. Susan Debski mentioned that owners shouldn't just put them on the ground. Billy Ridgeway asked who to put the two boxes of squash and tomatoes beside the dumpster. No one knew who did this.



**New Business:**

Linda Thomas in F-1 asked to get a sign that says, "Private Roads, No Soliciting". She wanted this to be installed at the front entrance by the H driveway. Werner Steuernagal will bring this up at the Master Board meeting.

Glennis Hatton of H -2 asked the Board if she could get two more new stickers.

The Board created a Facebook page for everyone. Owners are encouraged to like the page and post. If you are having an event, church event, or craft sale, you are welcome to post that as well. No political post will be allowed; it will be deleted if posted. No fighting each other. All personal posts will be taken down as well. The page is a neighbor sharing with neighbors.

Susan Debski stated if owners have something that needs to be addressed, call the management company.

Ken Ferguson in F – 11 has some aluminum that needs to be addressed because his porch is not screened in.

James Mercer stated the aluminum trim and box trim that aligns at the corner are starting to corrode out. There is some corrosion at G Building at the end of the handrails. The Board should get someone to check the corrosion of the handrails and stairwells. The corrosion is going on the 1<sup>st</sup> & 2<sup>nd</sup> floors. Anyone using the staircases please call the association office if you see any unusual things.

The Board has been getting great feedback about the new cleaning crew. They are doing an excellent job. The owners are happy.

**Adjournment:**

Having no further business to come before the membership, Werner Steuernagal made a Motion to adjourn the meeting. Rick Simpson seconded the Motion, and it carried.

Respectfully submitted,

Freda Gore, Acting Recording Secretary  
Property & Association Management Company, Inc.

