

**THE YACHT CLUB AT LIGHTKEEPERS VILLAGE  
HOMEOWNERS' ASSOCIATION  
ANNUAL MEETING  
NOVEMBER 8, 2025**

Pursuant to call, the Annual Members Meeting of the Yacht Club at Lightkeepers Village Association, Inc. was held on Saturday, November 8, 2025, at the North Myrtle Beach Museum, 799 2<sup>nd</sup> Ave. N., North Myrtle Beach, South Carolina 29582. Representing Property & Association Management Company was Pam Bane, Freda Gore and Stacey Causey. Freda Gore acted as recording secretary.

**WELCOME:**

Greg Nazaruk, President, welcomed everyone and thanked all for attending. He also thanked all the veterans for serving our country.

**PROOF OF NOTICE:**

Greg Nazaruk examined the Proof of Notice for the Mailing of the Annual Meeting Formal Notice and Pam Bane was instructed to file the document with the Association records.

**QUORUM:**

There were 18.86 percent of the owners present and 51.40 percent present by written Proxy or a total of 60.27 percent of the membership; therefore, a quorum was declared.

**READING OF THE MINUTES:**

The Minutes of the November 9, 2024, Annual Homeowners' meeting was presented to the membership. Sally Davis made a motion to accept the Minutes as written. Linda Gotwals seconded the Motion, and it carried.

**PRESIDENT'S REPORT:**

Greg Nazaruk had thanked all of our Veterans for their service.

Greg Nazaruk reported this year we have painted 5 buildings this year as they are on a rotating schedule. The deck at 2C has been replaced and is 99% complete. A contract for approximately \$26,000.00 has been signed for the repairs at Buildings 9, 10 and 11. These repairs are due to water damages behind the stucco. The stairs on the sides of building 2 had to be addressed due to a safety issue. The Board is using the Reserve funds to make repairs as well as the line item for general repairs and maintenance from the budget. There have been rumors of a Special Assessment. At this time there has been no discussion regarding any type of Special Assessment. Ms. Kelly in 2 D asked if her deck was safe. The Board reported that they were not advised of any structural issues at this time.

**TREASURER'S REPORT:**

Maria Gempler was unable to attend today, so Greg Nazaruk provided the Treasurer's report. As of October 31, 2025, we had a total of \$21,878.92 in the operating account and a total of \$478,333.82 in the various reserve accounts. There is \$5,618.45 in accounts receivable. As of now this is the best financial shape we have been in for the last two to three years. Casey Campi asked about the accounts receivable amount. This is comprised of several owners that are past due, one which owes \$2,781.70. Maria Gempler has been working with Stacey Causey of property management to stay on top of the collections. Two owners have been sent to collections.



The 2024 Audit is included in the handouts. If anyone has any questions, the CPA's number is listed, and they will answer any questions. This was sent out via email. If you are not receiving emails please check with property management to make sure they have your correct email.

### **SOCIAL COMMITTEE**

Chris Cahill reported they have had numerous events this year and they were well attended. The Committee no longer posts these events at the mailboxes, but do send out emails to everyone. If you are not getting the Social Committee emails please ask me to add you to our list. The next ladies luncheon will be at the Honey Barrell Grill. In October there was a pumpkin decorating party. There will be a Bingo night in December and you will be asked to bring a wrapped prize worth at least \$10.00 to participate. There will be a cookie exchange and you will need to bring 2 dozen cookies. If you have suggestions for events please let us know.

### **COMMUNICATIONS COMMITTEE**

Casey Campi reported the committee will be taking down the pool furniture soon. The drapes at the end of the pool are an issue and they need somewhere to store them for the winter. He suggested the pool pump room, but Pam Bane stated this may not be a good idea due to the amount of chemicals in the room. The old plywood is being removed from the storage shed. Volunteers are always needed to do small projects around the community to help save money.

### **ELECTION OF DIRECTORS**

The terms of Tom Burke, Maria Gempler and Kevin Russer are expiring today. Prior to the meeting, Tom Burke, Casey Campi, Maria Gempler, Kevin Russer, Jeff Smith and Marvin Thornton have submitted their names as nominees. At this time the floor was opened for further nominations. Having no nominations from the floor, Phil Posey made a Motion to close the nominations. Kathy Cassidy seconded the Motion, and it carried. Carol Holt and Barbara Krumholtz were chosen to be ballot inspectors. All nominees introduced themselves, with the exception of Maria Gempler as she could not attend today. The Election proceeded. Casey Campi, Tom Burke and Kevin Russer were elected to the Board of Directors for two-year term.

### **OLD BUSINESS**

Prior to the election, Casey Campi asked if the percentage of ownership had any bearing on how votes are cast for the election. Pam Bane stated no, the percentage of ownership as defined by the Master Deed and By-laws are only used to define how much of the common area each owner owns as well as the percentage of the budget each percentage pays. For voting purposes for the election the cumulative voting system is used and each owner can cast the same amount of votes as the number of vacant seats for any given year.

There was discussion on the mulch needs to be pulled away from the buildings again. It is covering up weep holes that allow the water to seep from the building. The current issue with buildings 9, 10 and 11 are due to no flashing around the windows and it has allowed water to seep behind the exterior wall causing damages that were unable to be seen. Once the stucco was removed we were able to get a better understanding of the issue.

An owner addressed the cleanliness of the clubhouse. The cleaning company was let go and we do not have anyone to clean the clubhouse. Owners that rent the clubhouse are required to clean it after each use, but they are not required to do a deep clean after each use. The Board is looking at options for cleaning.



Mr. Myer, 8J, asked when building 8 would be painted. It is scheduled to be painted in 2026. There were questions regarding the carpet in Building 8 as it is in need of replacement. The carpet is replaced on a seven year cycle and Building 8 along with 9 and 10 are due to be replaced in 2026. Roofs are replaced every 15 to 20 years and painting is done every 7 years on a rotating cycle.

### **NEW BUSINESS**

Marvin Thornton asked in the event of a lawsuit does the Association have an attorney. Pam Bane stated there is an attorney that handles the Association's issues and collections. In the event a lawsuit is filed against the Board of Directors or the Association, an insurance claim is filed and the insurance company would determine what attorney is hired to defend the Association. The Board of Directors does not get a choice in what law firm is used.

There are some boards on the boardwalk that need to be addressed as they are a trip hazard.

Chris Cahill reported there are some holes by the tennis court that appear to have been dug out by dogs. They could be a tripping hazard.

Chris Cahill reported the Social Committee has the clubhouse reserved the 2<sup>nd</sup> and 4<sup>th</sup> Thursday's of each month for games during daylight hours.

Sally Davis asked who was responsible for the skylight in the units if something happens to them. It is under the assumption this is classified as a window. When the roof was replaced on Building 40 the Board did pay for the skylights to be replaced at the same time.

The owners asked if there were any major projects schedule for 2026 other than what the reserve schedule calls for. At this time the only project will be the fence project. We are replacing the rotting boards and straightening the fence a few sections at a time.

Linda Gotwals has an issue at her unit, 50A where the post is coming loose at the front door and needs to be addressed.

The Association only pays for exterior pest control on a quarterly basis. If an owner wants interior pest control they must contract that service themselves. Several owners use Mid South Pest Control as that is who the Association uses.

There is an issue with owners allowing dogs to run free inside the tennis courts. This should not be happening. If the dog needs a place to run, the owner needs to take them to the dog park.

Any owner that hires a contractor to come to their home needs ensure they have the proper license and insurance to do the work. If they cause damages they need to be held liable for this, so please make sure they have the proper credentials.

Having no further business to come before the meeting, Sally Davis made a motion to adjourn. Wayne Myers seconded the Motion, and it carried.

Respectfully submitted,

Freda Gore



Property & Association Management Company, Inc.

