

ROBBERS ROOST VILLAS HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEETING
MINUTES
NOVEMBER 1, 2025

Pursuant to call, the Annual Members Meeting of the Robbers Roost Villas Homeowners Association, Inc. was held on November 1, 2025, following the Robbers Roost Phase 1, 2, 3, and 4 Annual Meetings. The meeting was held at the Living Water Baptist Church located at 1569 Hwy 9 E, Longs, and South Carolina 29568.

Brian Wilson, President, opened the meeting and welcomed everyone in attendance.

Roll Call:

Quorum was established at each Regime's Meetings prior to the opening of this meeting.

Proof of Mailing:

Proof of Mailing of the Formal Notice to the four (4) Phases was recorded with the Secretary of each Phase during their Annual Meetings.

Regime Elections:

Brian Wilson stated Nate Washington was elected to the Regime 1 Board, Ken Krotzer, Gayle McConnell and Linda Stokes were elected to the Regime 2 Board, Tim Hamilton and Chris Pachulo were elected to the Regime 3 Board and Gary Gildersleeve was elected to the Regime 4 Board today.

Approval of Minutes:

Mack Morrow #816 made a Motion to accept the Minutes of the November 2, 2024, Annual Meeting. Gayle McConnell #867. Seconded the Motion and it carried.

President's Report:

Brian Wilson, President reported we are about 85% to 90% complete with the drainage project. There is still work to be done for Regime's 3 & 4 as well as some minor work behind a few units in Regime 1. A stop work order was issued by the City due to a complaint filed with the City and that was taken care of. The City is now asking for a 2nd swale on the Robbers Roost owner's side of our swale, which would be in their 10 foot easement. Their owners don't want this. The work agreement with their Association has now expired and they have stated they do not want this work done nor will they allow us on their property to do this work. An owner asked if we paid to have a 2nd swale installed. Brian Wilson stated no and it was not shown on the set of plans the City approved and provided to us. The City of North Myrtle Beach has been reckless in allowing things such as our drainage issue to continue. The City was also supposed to make



regular inspections of this project as the work progressed. We are required to put their property back to original and there is a disagreement over the size of the trees that were located on their property at the time we started our work. The City is stating they had 12ft lush trees, and we know this is not correct. Owners were asked to provide recent photos of the trees before they were removed if they have any. Hardwick's Landscaping is going to complete the work behind Units 901 - 915 to allow this area to drain better. The City has now realized we did not sign the hold harmless agreement. The City started their work without this being signed off on and permitted our work to be done without this agreement in place. The City also allowed the developer of the neighboring property to receive his bond back, knowing there was a major flooding issue.

The work behind 901 to 915 will require a small swale along with a French drain. The work behind Regime's 3 & 4 is a change order and will require pipes to be relocated to connect with our main storm drains in our main drive and is going to be costly. If we delay doing this project to another date, the cost will continue to increase.

Lucy Oaks stated during the last heavy rain, she did get water into her back porch, but it was not due to our drainage, but due to the exterior patios and gutters diverting water to her unit.

Treasurer's Report

Pam Bane gave the finance report. Currently there is \$376,494.88 in the operating account, \$95,093.86 in the reserve account, \$15,020.41 in prepaid insurance. Total assets are \$486,609.15. Copies of the audited financial statements for 2024 were distributed in the handout. The operating money is so large due to the Special Assessment funds being held there until payment is due to the contractors and Engineers.

New Business/Unfinished Business:

The doors at the clubhouse are rotting and need to be replaced. Volunteers, headed by Ken Krotzer have done some renovations to the clubhouse to make it more useful. The old cabinets were removed and sold, new blinds were installed and the entire project cost us less than \$200.00 with no labor cost involved.

Volunteers also repurposed the shuffleboard court so that it can be used for corn hole. Someone donated the board and the bags for all owners to use. All the volunteers for both projects were thanked. The corn hole equipment is located in the shower area of the men's bathroom. We ask that you put it back when you have finished using it.

We still have the tennis court, roof on the clubhouse and signage on our list as major projects to be addressed. The Board needs to implement a plan to set money aside for the next 5 to 10 years so we can build back our reserves as well as address the 3 priorities we have listed. Due to the drainage almost doubling in cost we have had to spend the reserves along with the special assessment funds that were collected.



We have a beautiful community in one of the best locations in the area and we need to continue to make improvements.

We would like to set up a By-laws Committee, a Social Committee as well as a Grounds Committee. If you would like to serve on any of these, please sign up after the meeting today.

Several owners asked about the landscape company and asked if there would be any change. Brian Wilson stated they are aware there is good and bad with our current company. At this time we have not made any decisions regarding renewing the contract.

Terry Krotzer stated there is a social at the clubhouse today from 3 to 5. It was going to be a Regime 2 event, but they decided to open it to all owners. Several owners volunteered to bake cookies for this event and others are volunteering to bring other items.

Brian Wilson stated there are still some owners that have not paid the drainage assessment and legal steps are being taken to collect these funds as they will be needed to pay the balance of this project upon completion.

Mac Morrow thanked Brian Wilson for all of his hard work on the drainage projects this past year and his service on the Board for the past several years.

Bob and Beverly Nunn were thanked for reserving the church for our use today.

Adjournment:

Lynn Jimison made a Motion to adjourn the meeting. Gayle McConnell seconded the Motion and it carried.

Respectfully Submitted

Pam Bane
Recording Secretary

