

ANNUAL YEARLY MEETING MINUTES OF REGIME 1, ROBBERS ROOST VILLAS
Held prior to the YEARLY FULL OWNERS MEETING
November 01, 2025, at Living Water Baptist Church at 9:00 a.m.
1569 Highway 09, Longs, South Carolina, 29568 Final

Presiding Board Members of this H.O.A. Board for Regime 1 were present as follows:

Jan Pugh, President
Lucy Oakes, Secretary
Stowe Smith, Treasurer
Raleigh Lopez, Member At Large

Unit Owners of Regime 1, present at this meeting also were as follows:

UNIT 902 Beth Mastry, with proxy, Mike Green
UNIT 918 Lucy Oakes
UNIT 920 Melody and Bill Linaman
UNIT 922 Stacey and Raleigh Lopez
UNIT 924 Liann Chase
UNIT 934 Nate Washington
UNIT 936 Doris Jackson
UNIT 944 Sybil Voth
UNIT 946 Jan Pugh
UNIT 901 Karen Whittington and Husband
UNIT 907 Beverly and Bob Nunn
UNIT 913 Kim Marlowe
UNIT 915 Stowe Smith
UNIT 917 Andrea Carter
UNIT 939 Connie and Jeffrey Arnold
UNIT 943 Mary Christensen
UNIT 945 Lisa and Doug Henderson
UNIT 947 Susan and Tommy Blake
UNIT 909 Jennifer Whitehouse – Attended via Telephone

CALL TO ORDER: At 9:00 A.M. the meeting was called to order by President Jan Pugh, after establishing a Quorum in order to precede with the meeting. There were 35% owners present at the meeting, and 25% present by proxy. Sixty percent, 60 %, of owners were tallied, and a quorum was established.

A resume from owner Jennifer Whitehouse, a board candidate, was read aloud by board member Raleigh Lopez. Following this, the meeting was opened by Jan Pugh, President.

Minutes of our last meeting of November 02, 2024 were given to all attending this meeting.

A motion to accept last years meeting minutes was made by Stowe Smith and seconded by Nate Washington, and the minutes were approved.

TREASURER REPORT:

Our treasurer, Stowe Smith, reports our current assets as of September 30th.

Operating Account \$1,537.68

CD for insurance deductible \$50,000.00

Money Market reserve \$51,115.10.

Receipts \$15,506.22

TOTAL ASSETS are \$118,159.00.



HOA fees were kept low this year to help with the drainage assessment. In 2026, we need to get back to a balanced budget and build reserves for our capital improvements. Due to ongoing maintenance repairs for plumbing, rotten wood, and deck membrane replacements, we will have to increase the HOA fees for the upcoming year. The 2026 budget is due by December 01, 2025. We invite owner feedback on the preference of how we build the capital investment reserve – through assessments, or just within the normal monthly HOA fees. **If you have a preference**, please connect with Property Management, or one of your board members. Let them know before Thanksgiving so we have time to review before submitting our 2026 budget.

OLD BUSINESS: Raleigh Lopez presented options with pictures to add golf cart spaces and automobile parking spaces to our regime. Owners discussed utilizing and modifying the center islands on the odd-numbered circle as an option to add additional spaces. Lisa Henderson asked about our present golf cart waiting list, and how many owners are presently awaiting cart spaces. Jan Pugh said the board would get the current list from PAM's office as we evaluate adding more cart spaces.

NEW BUSINESS: The election of a new board member to take the seat of Mick McGuire, who resigned in August, was conducted from four applicants who qualified as the candidates. Those who submitted their application to be on our Regime 1 Board of Directors were as follows: Jennifer Whitehouse, Nate Washington, Beverly Nunn, and Susan Blake.

All applicants were present at the meeting except Jennifer Whitehouse who was attending via telephone. All applications met the deadline for submission, which was September 24, 2025.

- A. Appointment of Ballot Inspectors:** Jan Pugh, President appointed Lucy Oakes Secretary to be the Proxy Agent to oversee the counting of votes. Vote Counters who were appointed were as follows:
Doris Jackson, Liann Chase, and Mary Christensen.
- B. Open Floor Nominations:** Jan Pugh offered all a chance to nominate candidates from the floor. None were nominated.
- C. Introductions of all Nominees:** Nominee's for election were named aloud, Jennifer Whitehouse, attending via telephone, Nate Washington, Beverly Nunn, and Susan Blake.
- D. Election of New Director:** The Proxy Agent, Lucy Oakes, and three counters were removed to a private room down the hall to count votes. Tally sheets were distributed. The ballots were tallied by two different counters and called out by Mary Christensen. The ballot sheet counts were correct. The candidate with the highest number of votes of owner's was announced by Jan Pugh, President.
The new board member elected was Nate Washington, Unit 934. Welcome Nate!

ADJOURNMENT: A motion to adjourn the meeting was made by Stowe Smith, and seconded by Jan Pugh. At 10:05 a.m., Regime1 owners left for the all-owner meeting in the main sanctuary. Jan Pugh, President, asked all board members to stay for a brief meeting before leaving for the all-owners meeting in the sanctuary. Our newly elected board member, Nate Washington, was invited to attend.

Officers of Regime 1 for next year were elected as follows,
Stowe Smith - President Lucy Oakes- Secretary
Raleigh Lopez - Member At Large Jan Pugh - Vice President
Nate Washington- Treasurer.

Minutes respectfully submitted by Lucy Oakes, Secretary, Regime 1 HOA

