

Ocean Bay Townhomes

2023 1st Quarterly Board of Directors Meeting

March 7, 2023 at 5:30 PM

Office of Semper Fi Property Management, LLC

1756 HWY 501 Myrtle Beach, SC 29577

Minutes:

5:39 PM: BOD Attendance: Andrew Brown; President, Michael Toole; Vice President, Jennifer Stiffler via telephone; Secretary, Vivien Vega; Treasurer. Property Management: Billy Rivera.

- Quorum of BOD met? Yes.
- Reviewed financial report: Reserve discussed. Year End Report reviewed. One homeowner will be 3 months late with HOA dues. HOA dues stayed the same for 2023; \$255.00/month. Insurance went up 75%. We need \$11,056.60 to bring the insurance up to balance. We need an insurance assessment. Each homeowner will need to pay a one-time fee of \$460.69 to bring the insurance to a balance. Each homeowner will have 60 days to have this paid. We will be billed in a 2 month increment. Andy motioned to move forward with the assessment. Michael seconded the motion and 4 out of 4 BOD voted anonymously to pay it.
- Management report: We got a new Landscaper; same cost as previous landscaper, but better quality of work-John. Working on pricing stone and mulch. There is a stone shortage, waiting for estimates. Mule Crickets remain an issue. We paid \$1,800.00 for treatment/traps; but there are no traps to our knowledge. Billy to follow up. Picnic area: not being used yet. Billy to tell homeowners to please use. Parking Lot/walkway: discussed-parking lot stripes. Billy is getting price. Website will be up soon. Andy signed to authorize for Secretary of State Business Filing Form.
- Maintenance: Brown Mulch for the entrance way. It was \$5,600.00 for stone but waiting for new quote. Weed and Feed is an extra cost. Trimming trees/bushes 2x's/year. Slim/algae behind building 100 discussed. Irrigation

should be set for overnight. Pressure washing: getting estimates-needs done this year. Billy will empty trash cans in the sitting area.

- Annual Meeting: May 13, 2023 at 10AM at the Semper Fi Property Management office with a cookout to follow in the Villa Mar Drive sitting area. 2 BOD seats are up for election.
- Dog poop stations discussed. May add 2 to the neighborhood, not near the **grill/eating space**.
- Flowerpots for the neighborhood discussed. Billy and Vivien will coordinate and pick-up. Vivien to plant and care for plants.
- Lights for the sitting area: Billy getting quotes: Northern Lights, Berry. Grill location discussed. Ash cans discussed; the lock and cord (to long).
- New annual HOA dues to be discussed in September/October.
- New Business: "Arch" request; for outside pavers. Can cost \$50.00/request; we are a non-profit neighborhood. There should be no charge for requests.
- Drapes on outside of homes discussed?
- Camera's for the outside area: main entrance, sitting area, back areas. We need estimates.

Meeting adjourned at 6:50 PM motioned by Andrew Brown.