

Ocean Bay Townhomes HOA

2024 ANNUAL OWNERS MEETING

September 10, 2024 at 6PM until.....

Held at the office of:

Semper Fi Property Management, LLC
1756 HWY 501 Myrtle Beach, SC 29577

AGENDA/MINUTES

Prepared by BOD Secretary Jennifer Stiffler

- Meeting was called to order at 6:01 PM by Board of Director's President, Andrew Brown. Role call: Andrew Brown, President, Vivien Vaga; Member of the Board, Robin Hagenbuch; Treasure and Jennifer Stiffler; Secretary. Billy Rivera; Representative of Property Management and Mandy Richrotte; Accountant.
- Quorum of the Board of Directors meet-YES.
- Count of Proxies and Certification of Proxies=14.
- Quorum of Ownership Meet=YES.
- Financial Review and 2025 Budget:
 - 2 homeowners are behind with dues and fees with no intent to resolve the issue. President Andrew Brown motioned to forward to send them to collections. Vivien Vega 2nd the motion, and all other board members were in favor.
 - 2025 Budget: Billy will get with Robin Hagenbuch to review.
 - Discussed that there is usually a 6-10% increase for all utilities/year at large.
 - Our cable contract with HTC is through 2026.
 - The Landscape Contract is good for one year.
 - We are waiting to hear about the Master Deeds Association dues.
 - Vivien agreed to be on the Insurance Committee for outside our units. Vivien is getting information on Massy. We currently have Tilman. Private insurance per unit discussed.

The pros and cons discussed, and private insurance is not recommended.

- Property Management Report and Current and Unfinished Business:
 - Beach Landscaping-started a new contract with the community.
 - Trash at our sitting area is picked-up Monday & Thursdays.
 - New Palm Trees were planted this summer.
 - Irrigation System: Please do not touch. This runs 3 days/week at night until the end of October or once the grass goes dormant.
 - Billy is working on a “Grass Committee”. This will include weed and feed, more lawn treatment etc.
 - Building 105: 2 units had window leaks-this has been fixed.
 - Rules and Regulations were last updated 2019. Billy will update with BOD votes.
 - We are in the process of getting bids for new sod for spring of 2025. The kind of sod discussed: Centipede vs. Bermuda. Centipede appeared more favorable but to be determined.
 - Discussed getting emergency sod patches asap for areas in dire need to maintain value of our homes.
 - Problem behind Building 104; Unit A3-Sod is higher than the patio concrete.
- New Business:
 - Billy will investigate who is responsible for seal coating our road. Our road sign is green so we may not be responsible for the cost.
 - Pressure washing and gutter cleaning will be included in the 2025 budget.
 - 2 Units are currently up for sale.
- Karen Zak was appointed Chairman of inspectors of election. Allison was appointed as Chairman counter.
- Election of Directors: (Three BOD seats open; good for a 2-year term-2026)
 - Andrew Brown= 13 votes and Vivien Vega= 11 votes
 - Jackie Lovalvo volunteered to join the BOD and was elected on.

- Open Floor:
 - Trash pick-up is inconsistent occasionally; weather/holiday etc.
Contact Billy with any concerns.
 - Trimming of trees.
- Meeting called to adjourn by President Andrew Brown at 6:46 PM. Vivien Vega 2nd motioned and the rest of the board were all in favor.