

Maisons-sur-Mer Condominium Association, Inc.
Meeting of the Board of Directors
November 16, 2024

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, November 16, 2024 in the Ocean Club, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 10:00 a.m.

Call to order – Mr. Kreher called the meeting to order at 10:00AM

1. **Roll call**

A. Glennon Kreher	Present	E. Sandra Lucas-Hyde	Present
B. Marilyn Brugler	Present	F. June Gaither	Present
C. Beth Sumner	Present	G. Joe Tedeschi	Present
D. Paul Mengert	Present via Zoom		

Eric Ault, General Manager was also present at the meeting.

2. **Introductions:** Recognition of new owners and first-time attendees
Mr. Andrew Brenner of Unit 1401 introduced himself.

3. **Approval Of Minutes**

A motion was made by Ms. Lucas-Hyde, seconded by Ms. Gaither, to waive the reading and approve the September 21, 2024 meeting minutes as presented. Motion Passed.

4. **Reports**

A. President's Report

- Budget has been in planning; to be approved later in the Agenda
- Balcony survey is progressing; we're planning to address leak issues first
- In January, the Nominating Committee will be appointed. 3 Board seats will be open.

B. Treasurer's Report

- Mr. Mengert gave a brief outline of the Financials, ending September 30, 2024; Cash on Hand: \$2.4M
- Mr. Ault identified the Garage Fund in the report
- Mr. Ault reported on units in foreclosure or lien

C. Committee Reports

I. Finance

- Nothing further was reported

II. Insurance (Presented by Ms. Gaither)

- Ms. Gaither reported that 2025 insurance costs should be known around mid-December

III. Real Estate Committee (Presented by Mr. Ault)

- 9 units for sale, 2 pending, avg 100 days on market, avg price \$690k
- Last 6 months: 11 sales, avg days on market 132, avg price \$590

IV. Building and Grounds (Presented by Ms. Brugler)

- Numerous items / areas from list of painting projects completed
- Fall flowers are in
- Next project area is the portico (canopy) area

V. Safety and Security (Presented by Ms. Sumner)

- Ms. Sumner reported the committee did not meet

VI. Amenities and Entertainment (Presented by Ms. Lucas-Hyde)

- Committee members are working toward transition when Ms. Lucas-Hyde steps down
- Some 2025 entertainment being planned
- The committee is planning for the 50th anniversary event to be held in April, 2025

VII. Homeowners Who Rent (Presented by Ms. Gaither)

- Committee strives to help HWR with question / problems
- Owners are encouraged to distribute House Rules and Pre-Registration forms
- The Homeowners Who Rent committee is hosting a staff breakfast in November to show their appreciation to all of the staff.

D. Management Report (Presented by Mr. Ault)

- Mr. Ault referred to the Action Item List and GM report in the packet
- Inspection of AC / water heater units coming up – Duty to Maintain
- Two new F&B staff members – Alex VanDett; Brayden Elderbaum

5. **Unfinished Business**

A. Mr. Kreher gave a brief update on the garage project(s)

- The column repair is progressing. The bids will be in by the end of November for the balance of the garage structural repairs.

6. **New Business**

A. The proposed Balcony Maintenance Policy was presented again

A motion was made by Ms. Sumner, seconded by Ms. Brugler to approve the new proposed Balcony Maintenance policy as written. The motion passed.

B. An overview of the 2025 Operating Budget, including the process used to develop it was presented by Mr. Mengert, with some additional detail by Mr. Ault.

- The proposed new assessment payment is \$974 – not including insurance
- Special Projects are budgeted but not necessarily approved at this time
- A breakdown of the estimated costs associated with the Tennis Court project was provided

A motion was made by Mr. Mengert, seconded by Mr. Tedeschi to adopt the budget as presented. Discussion followed, including comments and questions from the audience. Following discussion, a vote was conducted and the motion passed.

7. **Owner Questions (Submitted In Advance)** were read and addressed

- An owner asked if, in response to the Entertainment Survey, any new entertainment had been booked for 2025

8. **Suggestions & Open Forum**

- There was more discussion regarding the Tennis Court project
- An owner expressed objection to the budget approval process because members are not permitted to vote on it. It was pointed out that the ByLaws provide for the Board to approve the budget without a vote of the members

9. **Schedule Next Meeting**

Next regular Board meeting scheduled for January 18, 2025

10. **Adjournment**

- ***A motion was made by Ms. Gaither, seconded by Ms. Lucas-Hyde – to adjourn the meeting. Motion passed.***
- The meeting adjourned at 11:56 am.

Beth Sumner – Secretary

Glennon Kreher – President