

MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – January 18, 2017

CALL TO ORDER: The meeting was called to order by Mary Johnsen, at 9:00 a.m.

ATTENDANCE: *Board Members:* Mary Johnsen, Dave Smyth, Darryl Rhodes and Renzo Falcinelli
Committee Chairpersons: Ted Ackley - Communications Committee, Leo Reger - Property Committee, Pat Paxson – Activities Committee.

Also present were: Jim Luneke - Administrative Consultant, Peter Bevan, Dennis Arena, Carol Estrella, Santo Perry, June Darville and Diane Gascoigne - Recording Secretary.

Absent: Nancy Southard, Director-At-Large; Pat Hosford, Architectural Review Committee Chairperson

NOTE OF PASSING RESIDENTS:

Joe Jaworski of 110 Cedar Ridge Lane passed away on December 22, 2016

Marilyn Wallace of 103 Cricket Court passed away on December 28, 2016

NOTE OF NEW OWNERS:

Bryan and Irene Goodfield purchased 100 Birchwood Lane on December 14, 2016

Mickie Ring purchased 114 Berry Tree Lane on December 21, 2016

Kathleen Dakin-Hunter purchased 227 Candlewood Drive on December 30, 2016

APPROVAL OF MINUTES:

Darryl Rhodes moved and Renzo Falcinelli seconded the motion to accept the minutes of the December 21, 2016 Board meeting. The motion passed unanimously.

COMMITTEE REPORTS:

ACTIVITIES COMMITTEE – Pat said the election of new officers for the Activities Committee will be in February.

Dave Smyth moved and Darryl Rhodes seconded the acceptance of the Activities Committee Report. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – There was no representative from the ARC Committee. Darryl had a question on the January 9th report and it was able to be answered without a representative from the committee present.

Darryl Rhodes moved and Dave Smyth seconded the acceptance of the two ARC reports. The motion passed unanimously.

PROPERTY COMMITTEE – Leo passed out a graph of the cost to run the pool. The cost is lower now that the leaks have been addressed. Leo said he had a call from AMC Tree Removal and they are done taking down the

seven trees they were contracted to do. They will look at about seven or eight more that may present a problem. Mary asked Leo to have them submit a bid along with two other companies.

Dave Smyth moved and Renzo Falcinelli seconded the acceptance of the Property Committee report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Ted had nothing to add to his report.

Renzo Falcinelli moved and Dave Smyth seconded that the written report of the Communications Committee be accepted as submitted. The motion passed unanimously.

TREASURER'S REPORT – Darryl read his report and Renzo asked what our experience has been in the past regarding collecting past dues from residents. Peter Bevans answered the question. He said we have had an extremely good experience in the past. Only recently have we had a few ending up in delinquent status, primarily through death. The reason for this has to do with probates and foreclosures being backed up in the Horry County process due to the mortgage crisis several years ago. Hence, the properties sit there and no one is paying any dues. The ultimate owner will be a bank or mortgage company and they are not going to pay us our dues until they sell the property. In a lot of cases if there is a bankruptcy and a foreclosure, any unpaid dues are erased by the court. So some of the loss on our books now is not recoverable.

Dave Smyth moved and Renzo Falcinelli seconded the acceptance of the Treasurer's Report. The motion passed unanimously.

NEW BUSINESS:

- Introduction of 2017 Board Candidates – Dave introduced the Board candidates for 2017. They are Dennis Arena, Carol Estrella and Santo Perry. He thanked them all for running.
- 2017 Nominating Committee Members – Dave thanked the past members of the Nominating Committee and named the new committee. They are Marjorie Anctil, Barbara Artz, Gary Cooper, Thomas Drohan, Bill Gascoigne, Kathy Gerhart, Anne Kongvold and Ron Grove.

Renzo Falcinelli moved and Darryl Rhodes seconded the acceptance of the forenamed people to the 2017 Nominating Committee. The motion passed unanimously.

- Compass Design Status Update – Mary said when the Board originally started planning this expansion, John Bourne, one of our residents and a certified architect, was kind enough to draw up the foundation plans for the proposed storage room at no cost to us. As a matter of record he always stamps his drawings with the requirement of two tests; a soil test and a geo-technical test. We now have to have

- those two tests done. We have called two engineering companies to see if one of them would come out and do a visual test which would be much less expensive and much quicker. We expect they will find everything to be all right. If they will come out and do this test, we then need to go to the building inspector at Horry County and see if they will waive the two tests based on the visual test. Mary is waiting for a call back from the two structural engineers. She hopes to have some information within the next two weeks.

CORRESPONDENCE:

The Board received a thank you from the family of Dorothy Cartisano for a donation to Embrace Hospice

The Board received a thank you from Embrace Hospice for a donation in memory of Marie Briggs

COMMENTS FROM THE FLOOR:

June Darville suggested having a “Meet the Candidates” night. Many residents do not know the candidates running for Board positions and would like to meet with them before they vote. This was done once years ago. Mary asked the candidates if they would be agreeable to this and they were. The Board will discuss it and try to determine a date to hold this before the annual meeting as the time is getting near. Pat Paxson suggested a few possible dates. Renzo said he thinks this should be a regularly scheduled event in the future.

REMARKS FOR THE GOOD OF THE ORDER:

Darryl said he hopes as many people as possible will come to the annual meeting. He encouraged everyone to tell anyone they know who is not coming to submit their proxies.

Renzo thanked Leo for his leadership of the Property Committee as Leo is planning to resign as chairperson. Renzo said Leo is the kind of person we need in that position and he hopes whoever takes on the position follows Leo’s example.

Dave thanked everyone for the 14 months he has been on the Board, he has really enjoyed it. There were a lot of challenges that came up and the only thing he regrets is not being able to accomplish some of the things they had wanted to do due to finances and Hurricane Matthew.

Mary thanked everyone for the opportunity she had being Board President, it was an honor. She said it was frustrating at times, but anything worthwhile in life is frustrating. She said she had an opportunity to take care of her community and that’s a gift. We have an incredible community and she thanked all who work so hard every day to make it this way.

Dave Smyth moved and Renzo Falcinelli seconded that the meeting be adjourned at 9:34 a.m. The motion passed unanimously.

Respectfully submitted,
Diane Gascoigne, Recording Secretary