

**MYRTLE TRACE HOMEOWNERS ASSOCIATION  
CONWAY, SOUTH CAROLINA  
BOARD OF DIRECTORS MEETING – SEPTEMBER 18, 2024**

**CALL TO ORDER:** Bob Ebling called the meeting to order at 9:01 a.m.

**ATTENDANCE: *Board Members:*** Bob Ebling, Susan Granger, Debbie Rebocho, Darryl (Dusty) Rhodes and Ted Black

***Committee Chairpersons:*** Pat Hosford– Architectural Review Committee, Joe Bastian – Property Committee, and Fred Shields – Activities Committee

***Contractors:*** Debi Perry – Administrative Consultant and Diane Gascoigne - Recording Secretary

***Also present were:*** Cathy McElroy, Nancy Southard, Tom Gray, Jr., Lynda Moore, Lori Syslo, Donna Ebling, Pat Paxson, James Luneke, and Terry Eisenhardt

**RESIDENT PARTICIPATION:**

- Cathy McElroy brought up a concern about an area of Lake Cormorant.

**NOTE OF PASSING RESIDENTS:**

Robert “Bob” Blonowicz of Myrtle Trace Drive passed away on August 23, 2024

James Bond of Birchwood Lane passed away on September 5, 2024

**NOTE OF NEW RESIDENTS:**

Susan Martin purchased 178 Glenwood Drive on August 29, 2024

**APPROVAL OF MINUTES:**

**Susan Granger moved and Debbie Rebocho seconded the motion to accept the minutes of the August 21, 2024 Board meeting. The motion passed unanimously.**

**ACTIVITIES COMMITTEE –** Fred Shields reviewed upcoming events at the clubhouse and said October will be a busy month.

**Dusty Rhodes moved and Susan Granger seconded the motion to accept the Activities Committee Report as written. The motion passed unanimously.**

**ARCHITECTURAL REVIEW COMMITTEE –** Pat Hosford gave the Board two agendas for review.

**Susan Granger moved and Deb Rebocho seconded the motion to accept the ARC Reports as written. The motion passed unanimously.**

**PROPERTY COMMITTEE –** Joe Bastian reported that road work is challenging. Many mid-level companies were bought out by larger companies during Covid and there are fewer companies willing to work on smaller projects such as ours. Joe discussed Santee Coopers proposed price increase and how it affects us and what we can do.

**Debbie Rebocho moved and Dusty Rhodes seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.**

**COMMUNICATIONS COMMITTEE** – Donna Ebling presented the report for Mary Schaeffer. Donna reported that there were 27 attendees at the New Resident Orientation.

**Susan Granger moved and Debbie Rebocho seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.**

**TREASURER’S REPORT** – Debbie Rebocho gave her report. Myrtle Trace is doing very well financially but we are now in the height of hurricane season.

**Susan Granger moved and Dusty Rhodes seconded the motion to accept the Treasurer’s Report as written. The motion passed unanimously.**

**OLD BUSINESS:**

- **Nominating Committee** – Two new members of the Board will be elected at the Annual Meeting set for February 1, 2025. The Nominating Committee has begun its search for candidates.
- **New Resident Orientation Session** – This was hosted by the Past President’s Council on September 8, 2024 in the clubhouse. 27 new residents attended and met members of the council, Board and their new neighbors. Special thanks to Mary Schaeffer, Donna Ebling and Nancy Seeds for hosting the event.

**NEW BUSINESS:**

- **Clubhouse Closing** – The clubhouse will close at 4:00 p.m. on Monday, November 4<sup>th</sup> and remain closed on Tuesday, November 5<sup>th</sup> for the general election. The clubhouse will reopen for activities on Wednesday, November 6<sup>th</sup>.
- **Clearing Lots along Middle Ridge Avenue** – These lots are adjacent to homes along Myrtle Trace Drive (near Walmart). Unfortunately, the majority of trees and underbrush have been removed. The Board reached out to Mikey Massarelli, an Horry County Council member, and the Limited Liability Corporation that owns the parcels (Mayham I LLC). Both have promised to reach out to us. A barrier to limit ambient light pollution and sound is a desired outcome.
- **24 Homes have been sold in Myrtle Trace during 2024** – The Board reminds all homeowners that Article VI, Section 5 of the Covenants requires that each homeowner maintain insurance for each property. Evidence of insurance for both new policies and renewals should be provided to Debi Perry, the Administrative Consultant for Myrtle Trace. Homeowners may provide Debi with a paper copy of the policy summary or scan and email the information. If the only homeowner left passes away, the home insurance policy automatically ends.
- **Summer 2024 is nearly over** – Dawn is arriving later and night is falling earlier. Drivers must be able to see all walkers and bikers, especially when it is dark. Please use flashlights and light colored or reflective attire when walking/biking. Always face the traffic for your own safety.
- **The Myrtle Trace Community Pool** – will close for the season on September 30, 2024. The Board thanked all those who worked at the pool. Many positive comments were received.

**CORRESPONDENCE:** August correspondence consisted of property notices provided by the county.

**Dusty Rhodes moved and Susan Granger seconded the motion to adjourn the meeting at 9:39 a.m. The motion passed unanimously.**