

Myrtle Trace
Homeowners Association

The Annual Meeting of the MYRTLE TRACE HOMEOWNERS ASSOCIATION will be held Saturday, February 7, 2026 in the BURROUGHS AND CHAPIN AUDITORIUM at Horry Georgetown Technical College commencing at Two (2) PM. Registration will start at One (1) PM.

During the Meeting, we will review the Association's finances, overall condition and elect two (2) Directors to the Board. Questions and/or suggestions pertaining to the Association's business should be submitted, **in writing, to the BOARD OF DIRECTORS no later than January 24, 2026.** This will allow for any required research.

THE FOLLOWING DOCUMENTS ARE ENCLOSED IN THIS PACKET:

- Agenda for the Annual Meeting.
- Nominating Committee Letter and a **SAMPLE** ballot
- Committee Reports
- Proxy form for homeowners unable to attend the meeting
- Resumes of the candidates for Election to the Board of Directors
- Financial reports
- Directions to the auditorium

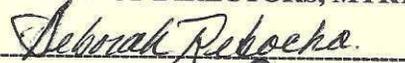
Please review and retain these enclosed documents; they are for your reference. Duplicate copies will not be available at the meeting.

IMPORTANT: A quorum is needed to ensure a successful meeting. Please attend the meeting or assign your proxy to someone that will be attending the meeting to exercise your vote. **There is one official ballot per property owner(s) not person.** If you are unable to attend or are uncomfortable attending the meeting, please use the enclosed PROXY to authorize someone who is attending the meeting to vote on your behalf. For those not residing locally you may utilize your PROXY as above or mail it to **Donne Ebling, 121 Laurelwood Lane, Conway S.C. 29526.** Please ensure the PROXY is mailed in time to reach Donna's residence before the annual meeting.

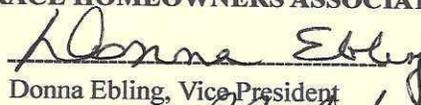
There will be an early registration for people exercising multiple proxies. Members of the Annual Meeting Committee will be at the clubhouse on Friday, February 6th, from 11AM TO 1PM and 3PM to 5:30PM. We encourage you to avail yourself of this opportunity as this will help expedite the registration process on the day of the meeting. **All voting takes place at the Annual Meeting.** Everyone will receive the official ballots at the meeting.

We look forward to having a very successful meeting on February 7, 2026.

BOARD OF DIRECTORS, MYRTLE TRACE HOMEOWNERS ASSOCIATION



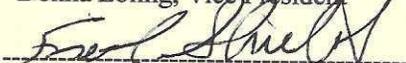
Deborah Rebocho, President



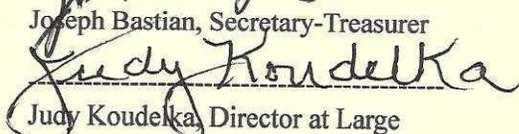
Donna Ebling, Vice President



Joseph Bastian, Secretary-Treasurer



Fred Shields, Director at Large

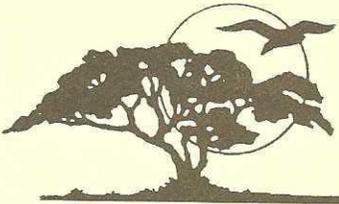


Judy Koudelka, Director at Large

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
2026 ANNUAL MEETING AGENDA**

SATURDAY, FEBRUARY 7, 2026

1:00 PM REGISTRATION BEGINS AND DOORS OPEN	
2:00 PM MEETING CALLED TO ORDER	DEBBIE REBOCHO
PLEDGE OF ALLEGIANCE	JUDY KOUDELKA
INVOCATION	DONNA EBLING
CONFIRMATION OF A QUORUM OF THE MEMBERSHIP	DONNA EBLING
NOMINATING COMMITTEE REPORT INTRODUCTION OF CANDIDATES NOMINATIONS FROM THE FLOOR VOTING FOR TWO BOARD MEMBERS	DONNA EBLING
INTRODUCTION OF CONTRACTORS	DEBBIE REBOCHO
TREASURER'S REPORT	JOE BASTIAN
INTRODUCTION OF COMMITTEE CHAIRPERSONS AND RECOGNITION OF COMMITTEE MEMBERS ACTIVITIES ARCHITECTURAL REVIEW COMMUNICATIONS PROPERTY	DEBBIE REBOCHO
INTRODUCTION OF PAST PRESIDENTS CHAIRPERSON AND RECOGNITION OF PAST PRESIDENTS	DEBBIE REBOCHO
PRESIDENT'S REPORT	DEBBIE REBOCHO
2026 NOMINATING COMMITTEE	DONNA EBLING
VOLUNTEER RECOGNITION	JUDY KOUDELKA
ELECTION RESULTS	DONNA EBLING
ADJOURNMENT	DEBBIE REBOCHO



Myrtle Trace
Homeowners Association

MYRTLE TRACE PROPERTY OWNERS

The Myrtle Trace Homeowners Association Annual Meeting will be held on Saturday, February 7, 2026. Voting members of Myrtle Trace will be electing two (2) members to the Board of Directors to replace Deb Rebocho and Donna Ebling whose terms will expire. Voting members are the property owners in the Myrtle Trace community. There will be one (1) Official Ballot per property owner(s) **not person**.

The Nominating Committee consisted of Leon Buckley, Colleen Carter, JoAnn Grove Tina Hurley, Santo Perry, Cheryl Manzella, Roger Price, Nancy Seeds and Donna Ebling, Chairperson.

The Committee members considered a wide range of Myrtle Trace residents who were believed to have the general background, experience, expertise and willingness to serve on the Board. The result is the sample ballot in your meeting package.

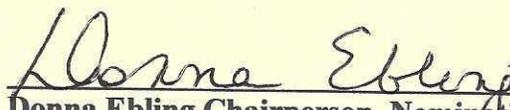
If you plan to nominate someone from the floor the Committee requests that you make sure they agree to be nominated.

Each owner(s) can vote for TWO (2) candidates. Space will be provided on the ballot for additional nominees, who may be named from the floor. The candidates receiving the most votes will be a Director for a three (3) year term from February 7, 2026 to the close of the February 2029 annual meeting.

The Official Ballot will be distributed at the Meeting. If you are to vote the PROXY of a member, please bring the proxy included in the Annual Meeting announcement package, signed by the member you will be voting in place of.

For those members voting multiple proxies an early registration will take place at the clubhouse on Friday, February 6th from 11AM to 1PM and from 3PM to 5:30PM. We encourage you to use this opportunity to register to expedite the registration process at the meeting. All voting takes place at the Annual Meeting. Everyone including Proxy holders will receive the official ballot at the meeting.

LOOKING FORWARD TO SEEING YOU AT THE MEETING



Donna Ebling Chairperson, Nominating Committee

Sample

MYRTLE TRACE HOMEOWNERS ASSOCIATION
ANNUAL MEETING---SATURDAY, FEBRUARY 7, 2026

ELECT TWO (2) DIRECTORS FOR A THREE YEAR TERM TO
EXPIRE FEBRUARY 2029

VOTE FOR TWO CANDIDATES

NAME: -----BRUCE DZINSKI ()

NAME: -----LAWRENCE LAPINSKI ()

NAME -----TODD RUSH ()

NAME-----RICK WHITE ()

WRITE IN _____ ()

CURRENT DIRECTORS

DEBORAH REBOCHO	ELECTED FEBRUARY 2023	TERM EXPIRES 2026
DONNA EBLING	APPOINTED SEPTEMBER 2025	TERM EXPIRES 2026
FRED SHIELDS	APPOINTED AUGUST 2025	TERM EXPIRES 2027
JOSEPH BASTIAN	ELECTED FEBRUARY 2024	TERM EXPIRES 2028
JUDY KOUDELKA	ELECTED FEBRUARY 2025	TERM EXPIRES 2028

Sample

MYRTLE TRACE HOMEOWNERS ASSOCIATION
PROXY

I/WE _____
Print name(s)

ADDRESS _____

Being the owner(s) of the above referenced living unit, located at Myrtle Trace, Conway S.C. do hereby authorize and appoint

Print name of Proxy

Address of Proxy

to be my/our Proxy to represent me/us on the issues to be voted upon at the Annual Meeting of the Myrtle Trace Homeowners Association, to be held on Saturday, February 7, 2026 at 2PM

Date

Signature of Owner

Date

Signature of Owner

Myrtle Trace Homeowners HOA, Inc.
 2025 & 2026 Budget Comparisons
 2025 PRELIMINARY Net Income (Subject to Year-End Adjustments and CPA Audit)

	2025 BUDGET	2025 ACTUAL	2026 BUDGET
<u>Operations Income/Expenses</u>			
Income			
Homeowners Dues	\$559,440.00	\$ 559,285.00	\$590,520.00
Miscellaneous Other	\$ 48,780.00	\$ 50,316.17	\$ 33,280.00
TOTAL INCOME	\$608,220.00	\$ 609,601.17	\$623,800.00
Clubhouse Expenses	\$ 12,570.00	\$ 10,430.47	\$ 12,760.00
General & Administration Expenses	\$ 77,208.00	\$ 71,314.88	\$ 75,191.00
Grounds & Buildings Expenses	\$337,332.00	\$ 268,183.62	\$334,771.00
Pool & Lake Expenses	\$ 39,665.00	\$ 34,582.76	\$ 40,072.00
Property & Income Tax Expenses	\$ 2,000.00	\$1,713.61	\$ 2,000.00
Utilities, Clubhouse Communications	\$ 45,749.00	\$ 42,624.47	\$ 48,372.00
TOTAL OPERATING EXPENSES	\$514,524.00	\$ 428,849.81	\$513,166.00
EXCESS TOTAL REVENUES OVER EXPENSES	\$ 93,696.00	\$ 180,751.36	\$110,634.00
RESERVE COST CENTER PORTION TRANSACTIONS FOR YEAR 2025			
Excess Operation Funds to Reserves			
Other Income Interest	\$ 2,040.00	\$ 2,007.32	\$ 2,340.00
TOTAL RESERVE INCOME CURRENT YEAR	\$2,040.00	\$2,007.32	\$ 2,340.00
<u>EXPENSES CURRENT YEAR</u>			
Pond Fund - Lakes Dredging -	\$0.00	\$ 28,500.00	\$ -
Pond Fund - Lakes Dredging -	\$0.00	\$ 13,500.00	\$ -
R & R - TV Clubhouse	\$0.00	\$ 483.84	\$ -
Pond - Lakes Dredging - machinery, move material, trucks	\$0.00	\$ 11,275.00	\$ -
R & R - Pool - Filter and sand	\$0.00	\$ 4,028.00	\$ -
R & R - Pool Motor	\$0.00	\$ 1,225.19	\$ -
R & R - TV Clubhouse (replace TV - damaged by lightening)		\$ 591.84	
R & R - Replace Pump & Motor, Replumbing		\$ 3,950.00	
Pond Fund - Lakes Dredging - Hydraraking Project - Wren & Quail		\$ 14,000.00	
TOTAL RESERVE EXPENSE CURRENT YEAR	\$0.00	\$ 77,553.87	\$ -
TOTAL EXCESS RESERVE FUNDS CURRENT YEAR		\$ 75,546.55	
NET TOTAL OF OPERATION & RESERVES BEFORE ANNUAL CONTRIBUTIONS		\$(105,204.81)	

Myrtle Trace Homeowners HOA, Inc.

12/31/2025 PRELIMINARY Balance Sheet: Subject to Year-End Adjustments and CPA Audit

<u>Description</u>	<u>AMOUNT</u>
<u>ASSETS</u>	
CASH Bank Accounts Operations	\$ 311,862.48
CASH Bank Accounts Reserves	\$16,538.27
CASH Certificates of Deposit Reserves	\$ 148,097.39
CASH Money Markets	\$ 284,835.32
Petty Cash Fund	\$ -
TOTAL CASH	\$ 761,333.46
Accounts Receivable	\$108,760.60
Bad Debt Allowance	\$(15,251.45)
Net Accounts Receivable	\$ 93,509.15
Other Current Assets	\$ 11,580.45
TOTAL ASSETS	\$ 866,423.06
<u>LIABILITIES AND EQUITY</u>	
Accounts Payable	\$ 323.19
Accrued Expenses	\$ 137,229.60
Contract Liability (Balance of Reserves)	\$ 345,942.14
Deferred Fee (Prepaid Dues)	\$ 83,522.60
Other	\$ 333.79
Total Other Current Liabilities	\$ 567,351.32
Members Equity	\$ 248,808.32
Retained Earnings	\$ 146,987.00
Net Income	\$ (96,723.58)
Total Equity	\$ 299,071.74
TOTAL LIABILITIES AND EQUITY	\$ 866,423.06

**DIRECTIONS TO BURROUGHS AND CHAPIN
AUDITORIUM AT HORRY GEORGETOWN TECHNICAL
COLLEGE**

- 1. TAKE MYRTLE TRACE DRIVE OUT THE MAIN
ENTRANCE TO SINGLETON RIDGE ROAD**
- 2. AT THE TRAFFIC LIGHT MAKE A RIGHT TURN ONTO
SINGLETON RIDGE ROAD**
- 3. AT THE TRAFFIC CIRCLE, MAKE A RIGHT AT
THE THIRD TURN (BY THE JIFFY LUBE).**
- 4. PROCEED TO THE STOP SIGN AND MAKE A RIGHT
TURN ONTO VICTORY LANE**
- 5. THE AUDITORIUM IS ON YOUR LEFT.**
- 6. THERE IS PARKING AT THE REAR OF THE BUILDING
AS WELL AS ACROSS THE STREET FROM THE
AUDITORIUM. HANDICAPPED PARKING IS ON THE
SIDE OF THE BUILDING**

Residents: This is a listing of 2025 policy changes. Actual pages with the changes can be downloaded from the Myrtle Trace Homeowner's Resources tab, for placement in your binders.

Updates to Guidelines and Policies 2025

Revised pool rules – Added a maintenance window on the 3rd Wednesday of each month. Requires children of diaper age to wear “swimmies” to be permitted in the pool. [*Website Property Guidelines item 12 , MT Pool Rules item 6 , Binder Tab B*]

Overnight parking for trucks, RVs and campers – Limits duration of stay to 7 days. Limits the parking spaces occupied to 3. Requires vacating the parking area if an event is planned, a federal holiday celebration is planned or emergency is declared. [*Website MT Board Policies item 2, Binder Tab B*]

Revised policy and contract for clubhouse rentals (private use) – Eliminated the \$50 fee for private use. Same wording was modified in the clubhouse usage contract MT Board Policies [*Website MT Board Policies item 2, Resolution Heading – last paragraph in number 11, Binder Tab B, and contract*]

Revised ARC guidelines – Added trees identified for removal by a certified, licensed, arborist. [*Website ARC item 11, page 11, Binder Tab A*]

Revised the property guidelines - Nancy Seeds replaced for reviewing flyers and hosting an activity was modified to eliminate taking perishable leftover food to a local fire station. [*Website Property item 12, Appendix, Binder Tab B*]

Revised the policy on website content - Specifies that the website not be used for communication such as rescheduling of meetings [*Website Website item 20*]

Revised emergency contact policy – States HOA has no responsibility to protect the email and name of those residents availing themselves of this alert system in the event a breach of security by a “hacker. [*Website Board Policies item 2, Binder, page prior to the form*]

Updated News & Views Flyer guideline - Reflects Nancy Seeds as Point of Contact. [*Website item 8*]

Revised Activities Committee guidelines - Cover sheet and updated Nancy Seeds as Point of Contact for flyers. [*Website item 8*]

Added to ARC Guideline – Appendix: The South Carolina Department of Motor Vehicle (SCDMV) Body Style Codes determine the official classification of all vehicles parked on Myrtle Trace property. [*Website ARC item 11, Appendix. Binder, Tab A*]

Updated cover sheets to December, 2025 - Activities, ARC, MTHOA and Property menu selections.