

**MYRTLE TRACE HOMEOWNER'S ASSOCIATION
ANNUAL MEETING, HORRY GEORGETOWN TECHNICAL COLLEGE
FEBRUARY 1, 2025**

Bob Ebling, President of the Board of Directors, called the meeting to order at 2:00 p.m.
Bob Ebling asked everyone to please rise as Ted Black leads us in the Pledge of Allegiance.

Please give your attention to Dusty Rhodes as he gives our invocation. Dusty will also read the names of our Myrtle Trace friends and neighbors who passed away during the past year and January of this year.

A quorum was confirmed by Susan Granger who announced the candidates for the At-Large Board of Directors positions. They were Joe Bastian, Lynda Moore and Judy Koudelka. Susan asked if there were any nominations from the floor; being none, nominations were closed and voting was held.

INTRODUCTION OF BOARD OF DIRECTORS AND CONTRACTORS: Bob Ebling introduced the other Board members; Susan Granger – Vice President, Debbie Rebocho- Secretary/Treasurer, Directors-at-Large Ted Black and Dusty Rhodes. Contractors are: Judy Panichi – Accounts Payable, Jean Hohenberger – Accounts Receivable, Debi Perry – Association Administrative Consultant, Mary Ann Schroder – Assistant Administrative Consultant, Jean Niziol - Property Committee Secretary, Terry Eisenhardt – ARC Secretary, Carol Blonowicz – “News and Views” Coordinator, Nancy Southard – Directory Coordinator and Diane Gascoigne – Board Recording Secretary.

TREASURER'S REPORT FISCAL YEAR 2024 - FEBRUARY 1, 2025 ANNUAL MEETING

Through the year, I have been telling you that we are in good financial shape, and no lie, we are! As your HOA, we have two accounts that we work from. We have our operating funds funded by your dues, which allows us to pay for the day to day and month to month expenses. Anything left over from that amount is put into reserve funds. These funds are allocated into accounts that are used for specified reasons, for example lakes, infrastructure, and so forth. As of December 31, 2024, our reserve funds totaled \$374,338.09. This is a sound state to be in going into 2025.

We have done a fine job of funding projects that were required within the community, from something as small as a new lake pump to the repaving of Myrtle Trace Drive. All these projects have been funded by the reserve funds, and now, we are in the beginning of lake dredging and maintenance, long overdue. Lake maintenance will continue to be an ongoing reserve account, much like our roads.

I would like to thank Jean Hohenberger, who collects our monies, Judy Panichi, who pays the bills, and Debi Perry, who oversees all the records and keeps us straight!

Thank you all for paying your dues which helps us to keep the train on the track, and thank you for being here today and supporting your HOA.

Respectfully submitted, Debbie Rebocho, Secretary/Treasurer

INTRODUCTION OF COMMITTEE CHAIRPERSONS AND RECOGNITION OF COMMITTEE MEMBERS: Committee chairpersons; Pat Hosford - ARC, Fred Shields – Activities Committee, Mary Schaeffer – Communications Committee, Joe Bastian – Property Committee.

ACTIVITIES COMMITTEE ANNUAL REPORT 2024

The Activities Committee is a financially independent committee for planning and implementing most Myrtle Trace Events. Our HOA Treasury does not fund any of the Activity events; admissions to the events and 50/50 raffles provide the funding for our sponsored events. Some activities, such as card games, shuffle board, and bocce ball do not fall under the auspices of the Activities Committee. This committee meets the second Monday of each

month at 7 pm at the clubhouse, except in July, and all are encouraged to attend. The Travel Club is a subsidiary

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of the Activity Committee. This year the committee purchased a new entertainment system and has hosted over 100 events. Chairperson is Fred Shields, Vice Chair is Santo Perry, Secretary is Pat Paxson and Treasurer is Cheryl Manzella.

ARCHITECTURAL REVIEW COMMITTEE REPORT, ANNUAL MEETING, FEBRUARY 1, 2025

The community of Myrtle Trace is the envy of many residents of other HOA's in our area. And when you look around, you understand why. We have pristine homes, beautiful mature landscaping, and let's face it, no trash blowing around. One of the many reasons we are as beautiful as we are is because of the ARC Committee. This committee has the task of making sure that we as homeowners maintain the integrity of our property. Not always an easy task, and not without its share of headaches. They are committed to maintaining our covenants, while at the same time, satisfying the needs of the homeowners from trimming trees to new roofs.

I would like to thank and introduce the ARC Committee. They are:

Pat Hosford, Committee Chair

Santo Perry, Committee Co-Chair

Terry Eisenhardt, Secretary

Lee Williams, Karen Harmelin, Anne Kongvold, Colleen Carter, Todd Rush, Jenny Jenemann, and Ernie DiFiore.

Thank you for all you do, and thank you for keeping us all within the guidelines!

COMMUNICATIONS COMMITTEE REPORT, ANNUAL MEETING, FEBRUARY 1, 2025

The Communications Committee coordinates and leads the effort of the many volunteers who work very hard to keep our residents well informed about news in our community. The most familiar method of communication is *News and Views* the monthly community bulletin. Carol Blonowicz is the editor and coordinator. Carol also coordinates the distribution of the *News & Views* with a group of dedicated volunteer N&V carriers.

Our website is an informational source for the community and is coordinated by Webmaster Joe Martin with assistance by Bruce Williams. The database used for our community directory is maintained by Lina Janovitz and Linda Guest. The outdoor bulletin board at the clubhouse is maintained by Mary Schaeffer. New residents to the community are welcomed by our greeters. Important information and helpful hints are provided by Donna Ebling and Pam Reinhart. 37 homes were sold in 2024 keeping the greeters busy. We honor our deceased residents by lowering our flag. This task has been performed too often in 2024 as the names read by Dusty Rhodes indicate. Mary Schaeffer, Dave & Sue Rudnicki and Nancy Seeds are the volunteers who provide this service. Jeanie Rhodes manages the fliers that are part of the *News & Views* issues. She edits proposed fliers to make sure that *News & Views* is not overwhelmed by too many fliers in each issue. Pat Paxson prepares and maintains the community calendar found on the back of each issue of *News & Views*. Anne Golden coordinates the volunteers for Neighborhood Watch. Our Emergency Alert system is being reconstructed after the passing of Jon Bourne its long time coordinator. Watch for updates in *News and Views*. When the clubhouse copier decides it's had enough and the hints provided by the machine don't work, we press the panic button; we call Dennis Arena. Dennis provides encouragement, calls the repair company and lowers our blood pressure. The Committee also arranges for a "speaker's series" of important topics for our community. In 2024 these presenters included: Clemson Extension Service, Horry County Fire & Rescue, US DEA, Horry County Emergency Mgt., Emergency Preparedness (featuring MT Residents

Henry Harrison and Ken Wierman), Santee Cooper – Energy Conservation, Horry County Fire & Rescue demonstration trailer including

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Crosby the accelerant sniffing marvel. Speakers are already being arranged for 2025. Watch for announcements in *News & Views*.

PROPERTY COMMITTEE REPORT FOR ANNUAL MEETING FEBRUARY 1, 2025

The Property Committee is responsible for all the Myrtle Trace property not owned by our homeowners. This includes roads, retention ponds, signs, pool, recreation area, clubhouse, trees and the gate at the back entrance. The committee meets at 9:30 on the second Tuesday of each month. Homeowners are welcome to attend. Our noteworthy achievements over the past year include:

ROADS: Myrtle Trace Drive was milled and repaved from Berry Tree Lane to Cedar Ridge Lane. The cul-de-sac portion of Laurelwood Lane was also milled and repaved.

RETENTION PONDS: An intricate plan was developed, funding approved, and contracts signed for the initial phase of a Pond Dredging Project of our ponds that will commence right after the New Year.

We anticipate this project to be a short/long term solution to taking care of the buildup of sediment in our ponds. A 1,000+ foot path was cut to allow maintenance access to the back cover of Cormorant Pond as well as access to the drainage ditch that runs adjacent to Myrtle Ridge Drive. Part of Heron Pond near the spillway was dredged.

SIGNS: Additional tamper proof signs were installed by the ponds stating, "No Trespassing, No Fishing, and No Dumping".

CABANA & POOL: The ladies' restroom was repainted. The storeroom walls, ceiling and floor were repainted; new shelves were added to the walls.

CLUBHOUSE: Two new light poles were installed replacing the original aging light poles.

GATES: Additional signs were installed to further instruct emergency vehicles how to access the gate.

TREES: Many trees were pruned and those in decay were removed from common property. Several pine trees were removed on Loblolly Lane that were infested with pine bark beetles to prevent the insects from spreading through the community. Our Tree Committee works to replace trees removed on common property. The intersection of Myrtle Trace Drive and Timberline Drive was improved by removing three aging Bradford Pears and planting two Arborvitae and two Holly trees. An additional Crape Myrtle was planted on Myrtle Trace Drive near the back entrance and site preparation was completed at the intersection of Myrtle Trace Drive and Boxwood Lane for planting in 2025. What are listed above are the largest achievements but are not close to what the committee members accomplished. The Phase Reps are the first line of contact for the residents having an issue with common property. They will resolve the issue, if possible, and if not, will reach out to who can better address the issue. Most of us in Myrtle Trace own our homes and understand maintenance issues crop up on a continuous basis. The same is true for common property only on a much greater scale. A sample of some of these things are: replacing the HVAC filters in the clubhouse, unclogging drains, washing the clubhouse windows, adjusting the pool lights and pump run times, having defective streetlights repaired, dealing with wildlife (beavers, snakes, etc.), keeping the clubhouse supplies (soap, towels, etc.) stocked, operating the wells to maintain pond water levels, lowering water levels in advance of tropical storms, routinely checking the roads for potholes or root bulges, sod replacement, pool operation, directly interfacing with our maintenance contractors, etc., etc. The Property committee consists of extraordinary volunteers, committed to making Myrtle Trace a safe and beautiful place to live. The following are their names:

Property Chair: Joe Bastian

Secretary: Jeanne Niziol

Retention Ponds: Tom Gray Jr. & Leon Deiter

Roads & Signs: Tom Gray Jr., Tina Hurley (signs) & Liz Maass (repaving project)

Hardee Liaison and Trees: Leo Reger
Tree Committee: Ellen Elliott, David Atkins, Leo Reger, David Smyth
Clubhouse Supplies: Debbie Rebocho, Tina Hurley
Clubhouse Maintenance: Thor Kongvold
Recreation Area: Herman Rebocho
Gates: Herman Rebocho & Nancy Seeds (gate decals)

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PHASE REPS: Phase 1 & 2: Herman Rebocho - Phase 3: Ron Grove - Phase 4: Ellen Elliott - Phase 5: Larry Lapinski - Phase 6 & 7: Roger Price - Phase 8: Tina Hurley & Leon Buckley

Cabana & Pool: Frank Conrad and Gray Strogon

Pool Monitor Supervisor: Cheryl Manzella

Pool Monitors & Pool Volunteers in Alphabetical order: Elaine Adams, Lonnie Adams, Linda Anghilante & Fred Shields, Anna Calderone, Joe Bastian, Mary Beason, Theresa Biron, Leon Buckley, Linda Dale, Nancy DePino, Linda Dey, Terry Eisenhart, Terri Fink, Mary Ann Gitch, Irene Goodfield, Charlotte Grote, Donna Jacobites, Jason & Deborah Janosek, Bev King, Thor & Susan Kongvold, Sandra Main, Cheryl & Mike Manzella, Joanne Martin, Teresa McLaughlin, Kathy Moore, Jeanne Niziol, Jan & Steve Notte, Gail O'Neil, Margot Pepin, Debbie Perry, Peter Roth, Sandy Rutter, Mary Johnson-Schaeffer, Maryann Schroder, Cathy Smith, Marie Tims, Joanna Wilcox, Lee Williams, Carrie Wind, Debbie Wycoff.

PAST PRESIDENT'S COUNCIL:

Yogi Berra had a saying "It aint over 'till it's over." After serving as president of the Board, a former president becomes a member of the Past President's Council where service aint over, it's a lifetime appointment. The council was established to take advantage of the experience gained while serving as president of the board. The council serves as advisers to the current board president if called upon. It also organizes and presents new resident orientation sessions on a semi-annual basis and conducts an annual informational session for residents considering running for the board. Most past presidents are still engaged in volunteer activities serving the community. Familiar names include: Pat Hosford, Tom Gray Sr., Cathy McElroy, Dave Atkins, Ellen Elliott, Mary Schaeffer, Santo Perry, Donna Ebling, Nancy Southard, Pat Paxson and Nancy Seeds, the current chair of the council. Thanks to all members of the council for their continued service to Myrtle Trace.

ELECTION COMMITTEE:

There's a group of volunteers who really work behind the scenes and make this meeting possible and is independent of the Board. Joe Martin and Mary Schaeffer chair the committee, and their duties include putting together the annual packet, registering you to vote, collecting and counting ballots. Many community members also assist the committee by assembling and distributing the envelopes prior to the annual meeting. Thank you for your dedicated effort!

PRESIDENT'S REPORT:

I begin my report to the assembled community with heartfelt thanks to the members of the board(s) with whom I have served during the past 3 years. All of us have contributed time and considerable effort working for Myrtle Trace. We have built momentum for renewing and maintaining our many community assets, buildings, equipment, roads and stormwater retention ponds. The committee reports detailed projects completed (or started) in 2024, so I will not rehash that information. But do note that the planning for our projects began during the terms of previous Boards. 2024 marked the successful implementation of very detailed planning processes. I'm sure 2025 will continue this momentum. There is also an effort that is not readily apparent in reports. The Board worked with our committees and local vendors to estimate replacement costs of many of our large assets. We don't like surprises when the invoice arrives. As you know everything costs more these days, so we have increased dedicated funds

to our capital plan and will continue to review and adjust the plan. "When you think you are on easy street, there is danger at your door" holds true for managing our capital plan. [Extra credit if you recognize that quote.] I volunteer to park cars during the annual craft fare held at the clubhouse. The event is open to the public, so I often speak to non-residents about our community. It is a pleasant experience to hear their comments. The best I have heard I will share with you: "Geez this place is great. It looks like you live in a state park." What a wonderful compliment recognizing the work we dedicate to our community but may take for granted. That we are a self-managed community often surprises visitors to Myrtle Trace; the use

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of a management company is far more common in Horry County. Most management companies provide services based upon minimum support level guarantees specified by their contract. *And minimum support is what they receive from their management company.* Myrtle Trace is different. The park-like setting of our community reflects the dedicated effort of our onsite Hardee Maintenance contractors and our many volunteers. Viewing the tree-less residential developments near Myrtle Trace certainly emphasizes the beauty of our community.

Myrtle Trace remains in a financially strong position, and we were able to expand the maintenance and improvement of our infrastructure. The new Board will continue these projects throughout 2025. Another year is gone, a new one gets underway with a new Board soon to be in place. Will I miss being President? Yes and no. Yes, because I have enjoyed working with the other Board Members and Committees and meeting many residents. Yes, because there was never a dull moment. But it will be nice to return to ignoring the ringing phone rather than anticipating something being amiss in our community. So, that's all folks. I bid you all farewell. It was an honor to serve on your Board.

Volunteers 2024

Activities	25
ARC	10
Comm 14	
Neb. Watch	17
Nominating	10
Past Pres	11
Property	57 (Includes pool monitors)
Total	144 28% of the households

But figures lie, liar's figure goes the saying. While I would love to tell you that 28% of the households in MT volunteer, what I am actually saying is that dedicated residents volunteer for many efforts. Many serve on multiple committees or projects. So, I suggest we consider the hours donated by 144 volunteers. And please recruit and welcome new volunteers. We have many opportunities in the Myrtle Trace community!

2025 NOMINATING COMMITTEE FOR 2026 ELECTION:

1. Santo Perry
2. Tina Hurley
3. Leon Buckley
4. Nancy Seeds
5. Colleen Carter
6. Joanne Grove
7. Roger Price
8. Cheryl Manzella

Chaired by Vice President

ELECTION RESULTS: Susan Granger announced the election results. The new At-Large members of the Board are Joe Bastian and Judy Koudelka.

Ted Black recognized and thanked Bob Ebling for his service as President of the Board of Directors for Myrtle Trace. Ted said Bob served with distinction and presented him with a gift from the Board.

Bob Ebling, President, asked for a motion to adjourn, as there is no further business. Jan Notte moved and Debbie Rebocho seconded the motion to adjourn the 2025 Annual Meeting at 2:48 p.m. The motion was unanimous.

Respectfully submitted, Diane Gascoigne, Recording Secretary

**SPECIAL MEETING OF THE BOARD OF DIRECTORS
FOLLOWING THE MYRTLE TRACE HOMEOWNER'S ASSOCIATION ANNUAL
MEETING
AT HORRY GEORGETOWN TECHNICAL COLLEGE
FEBRUARY 1, 2025**

Attendees: Robert Ebling, Debbie Rebocho Darryl Rhodes, Ted Black, Joe Bastian, Judy Koudelka and Diane Gascoigne

Bob Ebling, outgoing President of the Board, called the meeting to order at 2:52 p.m. and called for nominations for President of the new Board.

Ted Black nominated Debbie Rebocho and the motion was seconded by Dusty Rhodes. The vote to approve was unanimous. Bob Ebling then turned the meeting over to the newly elected President who called for a nomination for Vice-President. Debbie Rebocho nominated Dusty Rhodes, seconded by Ted Black. The vote to approve was unanimous. Dusty Rhodes nominated Ted Black to be Secretary/Treasurer; the nomination was seconded by Judy Koudelka and unanimously approved. At-Large Directors are Joe Bastian and Judy Koudelka.

The Special meeting of the Board was adjourned at 2:54 p.m.

Respectfully submitted,

Diane Gascoigne
Recording Secretary