

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – JANUARY 21, 2026**

CALL TO ORDER: Debbie Rebocho called the meeting to order at 9:02 a.m.

ATTENDANCE: *Board Members:* Debbie Rebocho, Joe Bastian, Judy Koudelka, Donna Ebling and Fred Shields

Committee Chairpersons: Santo Perry – Activities Committee and Communications Committee, Pat Hosford- ARC Committee. Bob Ebling – Property Committee

Contractors: Debi Perry – Administrative Consultant, Jean Hohenberger – Accounts Receivable and Diane Gascoigne - Recording Secretary

Also present were: Nancy Southard, Jim Luneke, Nancy Seeds, Mary Conrad, Pat Paxson, Todd Rush, MaryAnn Schroder, Dan and Mary Schaeffer, Joe Martin, Bruce Dzinkski, Rick and Sharon White, Barb and Larry Lapinski, Tom and Mary Ann Rosati, Terry Eisenhardt, Lee Williams, Claudine White, Sandy Barger, Melody Gottowski, Sandy Rutter and Pamela Sorrell

RESIDENT PARTICIPATION:

- Nancy Southard asked questions concerning Myrtle Trace's Reserve Funds and projects
- Mary Conrad asked that proxies for the Annual Meeting be defined

NOTE OF PASSING RESIDENTS:

Barbara Delaney passed away on January 21, 2026

NOTE OF NEW RESIDENTS:

Phylis LiBrizzi purchased 117 Boxwood Lane on December 11, 2025

Herbert and Cheryl Scott purchased 111 Laurelwood Lane on December 18 2025

APPROVAL OF MINUTES:

Donna Ebling moved and Joe Bastian seconded the motion to accept the minutes of the December 17, 2025 Board meeting. The motion passed unanimously.

ACTIVITIES COMMITTEE – Santo Perry reviewed December events. Everything was well attended. Their committee is looking for a chairperson for the Ladie's Coffees. The committee is also looking for a secretary for the Activities Committee.

Joe Bastian moved and Donna Ebling seconded the motion to accept the Activities Committee Report. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Santo Perry read the Communications Committee Report. Santo said the committee still needs a replacement for Dennis Arena who has resigned. The position is for a person to be responsible for the copier in the clubhouse.

Donna Ebling moved and Fred Shields seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford said there was one report for review.

Joe Bastian moved and Fred Shields seconded the motion to accept the ARC Report as written. The motion passed unanimously.

Pat Hosford invited everyone to stay after the meeting for a reception honoring the 2025 Board for their service.

PROPERTY COMMITTEE – Bob Ebling reviewed his written report. He also addressed ways to prepare for the impending storm.

Donna Ebling moved and Fred Shields seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

TREASURER'S REPORT – Joe Bastian reviewed his report as of December 31, 2025. Joe said Myrtle Trace continues to be in good financial shape going into the new year.

Fred Shields moved and Donna Ebling seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Proxies for Panama Cruise Reminder –** Debbie Rebocho reminded everyone to have their proxies for the Annual Meeting in before going on the trip.
- **Annual Meeting Packets Distribution –** The packets were delivered to each residence last weekend.
- **Annual Meeting –** The Annual Meeting is to be held on February 7, 2026. Doors open at 1:00 p.m. and the meeting will be called to order at 2:00 p.m.
- **Road Repaving –** This is tentatively planned in March for the 100 block of Cedar Ridge Lane, Linden Circle and Beechwood Court weather permitting.
- **Lake Dredging –** This project is in the works on Lakes Bunting and Oriole. Hay bales are in place along Myrtle Trace Drive.

NEW BUSINESS:

- **Nominating Committee –** Donna Ebling explained how this committee works and said they have four candidates this year for the Director-at-Large positions on the Board. The candidates are in alphabetical order: Bruce Dzinski, Larry Lapinski, Todd Rush and Rick White. Each candidate has five minutes to speak. Donna Ebling next announced the Nominating Committee for next year.

Fred Shields moved and Judy Koudelka seconded the motion to accept the Nominating Committee for 2026.

- **Changes Coming to the Clubhouse –** Mahogany table tops have been ordered to replace the glass ones. We will try to sell the glass tops to recoup some money. The chairs will be refurbished.
- **Updated Home Page on the Myrtle Trace Website –** A bullet page of the ARC requirements will be added.
- **Reminder to Residents –** A summary page of guideline updates is in your Annual Packet.

Debbie Rebocho, President, thanked everyone for their support this past year

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CORRESPONDENCE: None

Resident Participation: A question was asked regarding finding out what the responsibilities of volunteering on a committee are.

Debbie Rebocho moved and Fred Shields seconded the motion to adjourn the meeting at 9:56 a.m. The motion passed unanimously.

Respectfully submitted, Diane Gascoigne, Recording Secretary

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