

Spicebush at Sea Pines

Board of Director's Meeting

October 17th 2021

The Board met at the Spicebush pool at 2pm. Present from the Board were: Terry Moore and Ron Bennett. Present from The Club Group, Ltd were Andy Sutton, Mark King and Sharon Olive.

Sharon led the tour of the ground beginning with the fire pit area. The Adirondack chairs are beginning to show wood rot and suggested a trex replacement using the part of the already budgeted pool furniture. The pool was treated twice this year for black algae. This is primarily caused by cross contamination of swimwear that has been in the ocean and not washed. The additions of a double umbrella and Little Free Library have both been extremely popular. The bathroom stalls are on the list to be replaced. The current grill area is awaiting the blueprint designs from 2 different local landscape architect. Sharon met with the companies in June and they are still backlogged. The main idea is to reconfigure and enclose the grill and game area to shorten the path of meeting the potential gator. Ron expressed concern about removing the row of hedges and all agreed we would first trim them lower this winter before a decision is made. New plantings behind 571-572 have filled in the bare area while walking to the pool. The tour included a stop at the outside entrance of 571 where the outdoor shower was shown. The pipes originally faced inside the trash area but were inaccessible now with larger cans and recycling bins. An owner made the request this summer and our prototype has been well received. The tour then entered 572, saw an example of sofa pillows that will be added post covid, discussed the new issue of decking boards becoming soft under the drip line. We have tried partial replacement and are looking into adding a diverter to the roofline. Discussed replacing appliances as needed, and replacing chandeliers, updating guest bath lighting and tub fixtures, and replacing the guest room chair. Ron suggested we investigate a water heater enhancement to cut down on the time it takes to get hot water in the Master Shower.

The Tour concluded and reconvened at the offices of The Club Group, Ltd. For a zoom conference with Board Members: Scott Simpson, Peter McElroy, and Kaleb Froehlich. The meeting was called to order at 2:50pm by Vice President Peter McElroy.

Motion to approve the minutes of April 25, 2021 was made, seconded by Scott Simpson and approved unanimously.

Sharon reviewed the comment cards. Owner responses were down from last year 37 vs. 51. TV and internet issues are the most comment complaint. However, the implementation of using factory settings as the network listed on the table tent has already dropped service calls substantially. Only 3 RCI responses, all positively rated. Interval International included 5.

Andy reviewed the Financials and Kaleb joined the meeting via zoom. 2021 is a rebuilding year after the 2020 living room remodel. 2022 goal will be to rebuild cash balances. Rental income is off more than anticipated, we have had a reduction in delinquencies helped in part by allowing covid rebooking. HOA

own 25% inventory. We have had 15 sales, 6 of which we have matched owner to owner. Scott made the motion to approve the Annual Budget, seconded by Peter, the motion passed unanimously.

Andy revisited information on a Sales and Marketing program Leadworks first discussed April 2020. The Board decided to pursue a zoom presentation conference with Leadworks in the near future to learn about the program further and discuss again at the April meeting. The Board would like to see a conversion analysis of rental from inquiry calls. Ron shared an idea of selling weeks strictly for deposit only 60+ days out. Spicebush is an excellent exchange value and owners might appreciate this opportunity if it was made available. Mindy will be consulted on this idea, and we will discuss again.

Digital voting was a successful first try. 278 votes came in, which is 22%. Running for open positions are Ron Bennett, and Paul Anderson. New positions for 2022: Peter McElroy President, Scott Simpson Vice President, Ron Bennett Treasurer, Terry Moore Secretary

New Business: Ron asked about a Bike Program and stocking the Little free Library.

With no further business, Ron moved to adjourn. Meeting was adjourned at 4:25pm

Dates set for the 2022 meetings: April 24 -25, 2022 and October 16-17, 2022