

Spicebush Annual Meeting

October 18th, 2021

The Board met at the Harbour Town Yacht Club at 10am. Present from the Board were: Terry Moore and Ron Bennett. Present from The Club Group, Ltd were Andy Sutton, Talyn Silva and Sharon Olive.

Attending via Zoom were: Kaleb Froehlich, Peter McElroy, Scott Simpson, and owner Nancy

Owners in attendance included Jaclyn Kirkey, Joe Foyne, Susan Bennett, Jerry Randolph, Ann Ramsey, William Lally, Sue Forto, Leif and Jan Erickson, Nancy Solsa

The meeting was called to order by President Kaleb Froehlich at 10:00am. He turned it over to Andy Sutton who announced Proof of Notice has gone out and we do have quorum. Motion to approve the minutes was made by Scott Simpson and seconded by Peter McElroy.

Sharon Olive gave a property report highlighting the events of the last year. The living room package was completed in November. Furniture, the new colors, and artwork have been well received. New projects include chandelier, guest vanity light and tub fixtures, guest room chair. All units have new woven placemats. The pool heater was replaced this spring and has been turned on for the fall already. A new double umbrella for added shade has been added along with the Little free Library. We will be looking at replacing the Adirondack chairs around the firepit and updating the bathroom stalls. Tropical storm Elsa created a mess more than any real damage, we had 2 roof leaks following Elsa, and are looking at replacing decking that has created soft spots under the drip line. A new landscaping company started this spring, and we are pleased with the improvements. The change in the Tower Beach pass requires owners to go to the Yacht Club and get a pass each week, we anticipate in 2022 switching to a card system. I encourage everyone to call during the week if there is something in the unit they need repaired or replaced. An owner suggested we move the outdoor faucet to the courtyard side from the service side for easier use washing sand off bikes, bodies, and beach gear. We have completed a prototype at 571. The board has agreed we will move forward with this project. Wine and Cheese returned in April and we will switch to Breakfast at Low Country Produce on November 8th, 2021.

Andy Sutton presented the financial report. The increased CSA cost for infrastructure was the main reason for our increase. We had no scheduled capital expenditure for 2021 or 2022.

Owners in attendance asked about:

- 1) deck repair for wood vs. trex. We will be looking into various replacement solutions.
- 2) Concerned about carpet stains. We anticipate the outdoor faucet helping track less sand and dirt into the villas
- 3) Suggestion of improving entry area to a usable bench and hooks for hanging beach towels. We will explore options.

Motion to approve IRS rule 70-604 made by Scott Simpson and seconded by Peter, vote passed unanimously.

Board of Directors report: Kaleb thanked everyone for the opportunity to serve on the Board and was honored to serve as President. The Board's goal has always been to continue to make improvements and be proactive increasing rental opportunities.

There are no Amendment considerations for the year.

Election results for the 2 open positions, Ron Bennett and Paul Anderson have been elected. Nancy would like to nominate Bill Lally to a Board position. The election process for quorum voted in favor of the 2 candidates but there will be an opening next year and we encourage all those interested to submit their paperwork over the summer and get on the ballot.

There was a question about converting the tennis courts to Pickleball. We will explore the possibility and report back.

With no further business the meeting adjourned at 10:40am