

Spicebush Annual Meeting

October 23, 2023

The Annual Meeting was held at the Harbour Town Yacht Club at 10am. Present from the Board were: President Peter McElroy, Paul Anderson, Scott Simpson, Terry Moore, Ron Bennett. Present from The Club Group, Ltd were Andy Sutton, Talyn Silva and Sharon Olive.

The meeting was called to order by President Peter McElroy at 10:02am.

Andy Sutton announced Proof of Notice has gone out and we do have quorum. Electronic voting has been very successful and will continue as a preferred method of collecting proxies. Roll call was next, and everyone introduced themselves.

Motion to approve the minutes was made, seconded, and passed unanimously.

Sharon Olive gave a property report highlighting the events of the last year. The master bedroom received new lamps that are dimmable and can charge your cell phone. A built in custom bench was added in the entry. The pool bathrooms received tile floors, commodes, and artwork. The pickleball lines were repainted blue for easier distinction. A Christmas Day freeze burst 6 of the new outdoor showers so they have been fixed and insulated. An issue was discovered this year with the LVP kitchen floors. Although they are not that old, a LVP floor over a crawl space in the humid conditions of Hilton Head result in subfloor rot and soft spots being created. The decision to return to tile on the kitchen floor was approved in April and work has begun. All floors will be replaced by January. The largest project upcoming is repainting the exterior of all 6 buildings. Wine and Cheese returned in April, and we will switch to a Tuesday breakfast at Low Country Produce on October 31, 2023.

Andy Sutton presented the financial report. Dues will increase in 2024 to \$1,165. Insurance rates went up 70%. Delinquencies remain a large burden and expense to the ownership. Rental income continues to improve each year to help offset some of the dues burden.

Motion to approve IRS rule 70-604 was made by Scott, seconded by Peter. The motion passed unanimously.

Board of Directors report: Peter reported that the Association is on sound financial footing. This wasn't a "wow" year as far as massive upgrades, focusing on small enhancements. He thanked the Board for their time throughout the year. Addressing the issue of non-performing units, there is no easy fix and the Board is working on ideas and programs to improve those numbers. Owners will be receiving an email explaining an upcoming rental promotion soon.

Election results were announced. Three candidates volunteered for one open position. Larry Werbeach will join the Board for his first term. Terry Moore will be the new President.

Scott Simpson expressed appreciation for outgoing President Peter McElroy.

With no further business the meeting adjourned at 10:36am.