

Maisons-sur-Mer Condominium Association, Inc.
Meeting of the Board of Directors
July 15, 2023

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, July 15, 2023 in the Ocean Club, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 10:00 a.m.

Call to order – Mr. Kritzell called the meeting to order at 10:00AM

1. Roll call

A. Tom Kritzell	Present (Zoom)	E. Sandra Lucas-Hyde	Present
B. Dave Attenberger	Present	F. Glennon Kreher	Not Present
C. Paul Mengert	Present (Zoom)	G. June Gaither	Present
D. Beth Sumner	Present		

Eric Ault, General Manager was also present at the meeting.

2. Introductions: Recognition of new owners and first-time attendees

- Mr. Scott Smith attended his first Board Meeting

3. Approval Of Minutes

- May 20, 2023

A motion was made by Mr. Attenberger, seconded by Ms. Lucas-Hyde – To waive the reading and approve the May 20, 2023 meeting minutes as presented. Motion Passed.

4. Reports

A. President's Report

- Mr. Kritzell reported July 4th holiday went well.
- He thanked board members and committee chairs for their continuing efforts.
- He also thanked owners: Dave Attenberger; Tom Vivirito; Nelson & Deb Houser – for their individual help in and around the building.
- Brief update on Capital Projects – Cooling Tower complete; Roof complete (with exception of leaks); Lobby ongoing.
- Ongoing committee review of proposed garage repairs.
- Insurance being reviewed, with focus on payment options.
- Budget review upcoming.

B. Treasurer's Report

- Mr. Ault gave a brief presentation of the May financials.
- Under budget in many categories, but summer will balance those out.
- Pointed out new fund columns on Balance Sheet and updated assessments collected.
- Food & Bev department well exceeded past holiday revenue numbers.

C. Committee Reports

I. Finance

- Nothing additional was reported.

II. Insurance (Presented by Mr. Kritzell)

- HOA is obtaining additional liability coverage for remainder of year.
- HOA is updating the property appraisal for insurance purposes.

III. Real Estate Committee (Presented by Ms. Bailey-Miles, via Zoom)

- 8 units for sale; 5 of which are pending
- Avg days 109 days; Avg price \$665k;
- 7 sales this year; Avg days on market is 112 days; Avg price \$641.5k

IV. Building and Grounds (Presented by Ms. Brugler)

- The fountain will be re-planted
- Patio umbrellas replaced.
- Mulch and boxwoods on the way.
- Committee is reviewing non-reserve projects for 2024.
- Committee wants volunteers to review options for tennis courts.

- V. Safety and Security (Presented by Mr. Attenberger)
 - Have reviewed signage throughout the property.
 - Recommending no action for electric vehicles at this time.
 - Outline of revisions to Members' Handbook.
 - Lower level handicap parking spaces have been reconfigured, adding one to total.
 - The Security Handbook is now under review.
 - Committee has requested additional forms be solicited from owners – emergency contact, vehicles, authorized access, etc.
 - Security camera and video use policy currently under review by attorney.
 - Employee Handbook also being reviewed.
 - Mr. Ault stated key card / barcode access software to be changed soon.
 - VI. Amenities and Entertainment (Presented by Ms. Lucas-Hyde)
 - New window treatments have been custom made for guest rooms; other updates completed.
 - Fresh vegetables added to F&B menu.
 - New toilets installed in lobby level ladies room.
 - Sauna scheduled to be repaired.
 - New dvd player in OC.
 - Game room to get paint and chair rail.
 - Dining room chandeliers added for lobby project.
 - Lobby furniture en route.
 - Holiday decorations being reviewed, based on lobby renovation.
 - Entertainment start time changed back to 7-10; karaoke and trivia scheduled.
 - is booked for the year, including a few spots for trivia, etc.
 - VII. Homeowners That Rent (Presented by Ms. Gaither)
 - Primary objective is to provide consistent accurate communication to those who rent.
 - Called again for any volunteers.
- D. Management Report (Presented by Mr. Ault)
- Mr. Ault outlined process for committees producing meeting minutes and priority items.
 - Outlined various updates related to Admin, Maintenance issues, and Food & Beverage items – per the report provided.

5. Unfinished Business

A. Capital Projects Overview

Mr. Ault gave brief updates on the status of the following capital improvement projects:

- I. Roof is complete. Still trying to resolve leak in one area.
- II. Cooling Tower is complete.
- III. Lobby Renovation still ongoing.
 - Wainscoting to be completed next week
 - Furniture en route
 - OC carpet to be completed
 - Admin offices to be completed
 - Punch list to be completed
 - Furniture auction will completely pay to renovate tv cabinets in OC
- IV. Upon completion of projects, Reserve Study will be updated
- V. Garage repair committee has reviewed proposed repairs; conversed with engineers; continue to investigate possible changes to scope. A contract has been signed to remove spalling concrete.

6. New Business

A. Vote to approve revised Members' Handbook

A motion was made by Mr. Attenberger, seconded by Ms. Sumner to approve the revised Members' Handbook. Motion passed.

B. Additional Liability Insurance Coverage

A motion was made Ms. Lucas-Hyde, seconded by Mr. Attenberger to bind a new policy for \$5M additional liability coverage. Motion Passed.

C. Building Appraisal

A motion was made by Mr. Mengert, seconded by Ms. Lucas-Hyde to approve the proposal for a new building appraisal for insurance purposes.

Mr. Kritzell again thanked Marc Grande for keeping F&B operational during lobby renovation. Mr. Ault thanked Chuck Penepent for helping with non-project repairs.

7. **Owner Questions (Submitted In Advance)**

No questions submitted in advance.

8. **Suggestions & Open Forum**

Questions were presented by several owners and answered by the Board and management.

9. **Schedule Next Meeting**

- Next regular Board meeting scheduled for September 16, 2023.

10. **Adjournment**

- *A motion was made by Mr. Attenberger, seconded by Ms. Sumner – To adjourn the meeting. Motion passed.*
- The meeting adjourned at 12:21pm.


Beth Sumner – Secretary


Tom Kritzell – President