

Maisons-sur-Mer Condominium Association, Inc.  
Meeting of the Board of Directors  
September 9, 2023

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, September 9, 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 10:02AM

**1. Roll call**

A. Tom Kritzell	Present	E. Sandra Lucas-Hyde	Present
B. Dave Attenberger	Present	F. Glennon Kreher	Present
C. Paul Mengert	Present	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. & Mrs. Wiener of Unit 210 were recognized as new owners

**3. Approval Of Minutes**

- July 15, 2023

***A motion was made by Mr. Attenberger, seconded by Ms. Sumner – To waive the reading and approve the July 15, 2023 meeting minutes as presented. Motion Passed.***

**4. Reports**

**A. President's Report**

- Mr. Kritzell commented on completed and ongoing projects and the board's commitment to helping to determine the priority of various projects moving forward.
- Brief update on Capital Projects – Cooling Tower complete; Roof complete (with exception of leaks); Lobby ongoing. All three projects appear to be at or under budget.
- The Board, and committee, continue to work on the garage project.
- The committee is starting on 2024 insurance renewal.
- The Reserve study will be updated in the Fall
- The 2024 Budget process has begun, including planning for projects next year
- Mr. Kritzell thanked staff and Board Members for their efforts
- Owners were encouraged to consider serving on a committee or running for the Board.

**B. Treasurer's Report**

- Mr. Mengert also thanked staff for their efforts on major projects.
- An outline was given on the July 31, 2023 financial statements.

**C. Committee Reports**

**I. Finance (Reported after Insurance)**

- Mr. Mengert reported that the committee had reviewed and considered various options for moving from a one-time, annual insurance assessment to a process of including the projected cost in the regular monthly assessment. The committee concluded that this would not be recommended at this time.

**II. Insurance (Presented by Mr. Kritzell)**

- Mr. Kritzell reported on the recently obtained building appraisal:
- The previous appraisal, 2015, listed the building value as \$115M
- The building is currently insured at an estimated value of \$121M
- The new appraisal lists the value as \$133M
- This may have a nominal effect on insurance premiums, but likely not as significant as other contributing factors.
- The committee has also discussed payment option for owners, H06 Insurance, contractor insurance requirements, and golf cars.

- III. Real Estate Committee (Ms. Bailey Miles was not present, so no report was given)
  - Mr. Ault announced that 17 units has changed ownership so far in 2023.
  - Mr. Kritzell reported sales are slowing, likely due to interest rates.
  - Ms. Lucas-Hyde reported that MLS lists the averages sales price of units sold is \$638,000.
- IV. Building and Grounds (Presented by Mr. Kreher)
  - Planning to make repairs in mail room.
  - A sink hole has been identified at the front entrance.
  - Committee is looking at wheel stops in lower garage.
  - No weed killer being applied in dog run.
  - Looking at possibly adding cart corral and adjust lip in sidewalk on north side near hdcp spaces.
  - Planning to budget for new shopping carts next year.
- V. Safety and Security (Presented by Mr. Attenberger)
  - Mr. Attenberger encouraged owners to read the committee notes included in the meeting packet.
- VI. Amenities and Entertainment (Presented by Ms. Lucas-Hyde)
  - Ms. Lucas-Hyde recognized the members of the committee for doing so much work throughout the community.
  - The committee is going through the community decorations to reduce (by auction) and replace.
  - A lot of feedback on entertainment; including new entertainers.
- VII. Homeowners Who Rent (Presented by Ms. Gaither)
  - Recommendations have been made by the committee, approved by the Board, and implemented to help improve guest registration, rental agencies, and communication of rules.
  - The committee is very active and additional recommendations will continue.
- D. Management Report (Presented by Mr. Ault)
  - Mr. Ault reviewed some items from the printed Management Report and Action list.
  - Mr. Ault read a brief report provide by Mr. Grande regarding seasonal revenue numbers for Food and Beverage.

## 5. Unfinished Business

- A. Capital Projects Overview.
  - I. Mr. Ault gave brief updates on the status of the Roof and Cooling Tower projects. Both projects completed under budget is complete. Still trying to resolve leak in one area.
  - II. Mr. Kritzell reported briefly on the Lobby Renovation project. A few remaining items include:
    - Guest Room 1 being renovated now
    - Window treatments almost complete
    - 1 container of furniture still not delivered
    - 3 lights to install
    - Awning in the Bistro
    - TV cabinets in the OC
    - Miscellaneous puchlist items and decorations
    - The committee is committed to lay out all furniture per the designer and leave in place for 30 days before considering any changes.
  - III. Mr. Kreher gave an outline regarding the status of the committee's attempt to revise the scope and cost of the garage project.
    - The garage is in good condition
    - The original bids were approx. \$4.3M
    - Immediate safety issue (spalling concrete) has been addressed
    - Certain scope items are being evaluated for benefit vs. cost.

## 6. New Business

There was no new business discussed.

## 7. Owner Questions (Submitted In Advance)

Several questions from owners were submitted in advance of the meeting. The questions were read by Ms. Sumner and answered.

## 8. Suggestions & Open Forum

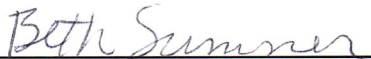
Questions were presented by several owners and answered by the Board and management.


9. **Schedule Next Meeting**

- Next regular Board meeting scheduled for November 11, 2023.

10. **Adjournment**

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

  
Beth Sumner – Secretary

  
Tom Kritzell – President