

Maisons-sur-Mer Condominium Association, Inc.
Meeting of the Board of Directors
March 21, 2026

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, March 21, 2026 in the Ocean Club, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 10:00 a.m.

Call to order – Ms. Brugler called the meeting to order at 9:58 AM

1. Roll call

A. Marilyn Brugler, President	Present	E. Beth Sumner, Director	Present
B. Frank Scott, Vice President	Present via Zoom	F. Dan Wiener, Director	Present
C. June Gaither, Secretary	Present via Zoom	G. Glennon Kreher, Director	Present
D. Scott Smith, Treasurer	Present		

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

2. Introductions: The following owners introduced themselves as either new owners or first-time attendees:

- Ms. Bednarz, Unit 810
- Mr. Michalek, Unit 1907
- Ms. Raspberry, Unit 708 (with consent of owner on file)
- Mr. O'Brien, Unit 503

3. Approval Of Minutes

A motion was made by Mr. Wiener, seconded by Mr. Smith, to approve the January 17, 2026 meeting minutes as written. Motion Passed.

4. Reports

- A. President's Report (Ms. Brugler)
- The Annual Meeting will be held on Saturday, April 4th, with an audit meeting at 11:00 the same day.
- B. Treasurer's Report (Mr. Smith)
- Mr. Smith announced that a surplus of revenue in 2025, approx. \$80,000, had been carried over in the budget to offset 2026 expenses.
 - The 2025 Audit Report will be presented on April 4th.
- C. Committee Reports
- I. Finance (Mr. Smith, Chairperson)
- Nothing further was reported
- II. Insurance (Ms. Gaither, Chairperson)
- No report was given.
- III. Real Estate Committee (Ms. Bailey-Miles)
- Ms. Lucas-Hyde presented some figures during the meeting and Ms. Bailey-Miles submitted a report subsequent to the meeting.
- 15 units for sale, three of those are pending; Average days on the market 113; Average listing price \$608,000
 - In the past six months, we have had two sales; Average days on the market 87; average sale price \$577,500
- IV. Building and Grounds (Ms. Brugler, Chairperson)
- Ms. Brugler referred owners to the written report, but highlighted two items:
 - The new parking lot lights, obtained at a discount, have been installed. Adjustments will be made to the tone and brightness.
 - Carolina Glass has agreed to offer owners a discount on new doors and windows. Owners are encouraged to take advantage of the lower cost.
- V. Safety and Security (Mr. Scott, co-Chair)
- Mr. Scott reported that the committee had no major issues currently requiring attention.
- VI. Amenities and Entertainment (Ms. Sumner, Chairperson)
- No report was given.

- VII. Homeowners Who Rent (Ms. Gaither, Chairperson)
 - Ms. Gaither referred to the written report in the meeting packet.
- VIII. Architectural and Environmental Control Committee (Mr. Wiener)
 - Mr. Wiener reported that 11 modification applications had been reviewed since the last meeting.

B. Management Report (Mr. Ault)

- Mr. Ault referred to a few of the items on the written report included in the packet.

5. **Unfinished Business**

A. Garage Coating Project

- HOA has reviewed bids and will be negotiating with a selected contractor to start the project in the Fall.

C. Fire Inspection Issues

- We continue to try and find a lower cost for the BDA system.
- We are strategizing how to address the sprinkler system requirement long term.
- We will be submitting the required Compliance Schedule to code enforcement before the May deadline.

6. **New Business**

A. Ratify Vote to approve new VFD's for domestic water system (Reserve Item)

On March 11, 2026 a motion was made by Mr. Wiener, seconded by Mr. Scott to purchase new variable frequency drives for the domestic water system, at an approximate cost of \$27,600, using Reserve funds. The motion passed.

B. Ratify vote to include proposed Bylaws changes on Annual Meeting ballots

On March 18, during a Special Meeting of the Board, a motion was made by Mr. Smith, seconded by Mr. Wiener, to include the proposed Bylaws changes on the Annual Meeting ballot. The motion passed.

7. **Owner Questions (Submitted In Advance)** were read and addressed

No questions were submitted in advance.

8. **Suggestions & Open Forum**

- Ms. Bednarz, Unit 810, asked about available golf cart parking spaces
- Mr. Attenberger, Unit 705, made comments regarding management of the Reserve Fund, which led to comments from several other owners (Units: 511, 1609, 2408, 2102, 1605, 2201, 501) related to the proposed bylaws changes, Reserve Fund components, the garage coating project, and possible funding options.
- Mr. Rivkin, Unit 1108, made comments regarding (Ocean Club) table settings and Friday night dinners in the Dining Room
- Ms. Polak, Unit 1708, asked about the progress and plans for re-sodding the dog run area
- Mr. Wolf, Unit 2408, stated that dissenting opinion should be allowed at meetings
- Mr. O'Brien, Unit 503, stated he was not in this meeting intentionally
- Ms. Bednarz, Unit 810, asked about the large group that had been seen using the Dining Room for a private function

9. **Schedule Next Meeting(s)**

The 2025 Audit Report will be presented April 4th at 11:00am


The Annual Meeting will be April 4th at 2:00pm

Next regular Board meeting scheduled for May 16, 2026

10. **Adjournment**

A motion was made by Mr. Scott, seconded by Ms. Sumner to adjourn the meeting.

The meeting adjourned at 11:32 am.



June Gaither – Secretary



Marilyn Brugler – President