Maisons-sur-Mer Condominium Association, Inc.
Meeting of the Board of Directors
May 16, 2026

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, May 16, 2026 in the Ocean Club, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 10:00 a.m.

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

1. **Roll call**
   A. Scott Smith, President — Present
   B. Frank Scott, Vice President — Present via Zoom
   C. June Gaither, Secretary — Not Present
   D. Michael Bennett, Treasurer — Present
   E. Marilyn Brugler, Director — Present
   F. Dan Wiener, Director — Present
   G. David Attenberger, Director — 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:
   - Mr. Wall, Unit 1001 introduced himself as a new owner
   - Ms. Barrett, Unit 1810 introduced herself as a first-time attendee

3. **Approval Of Minutes**
   A. March 18, 2026 – Special Board Meeting
   B. March 21, 2026 – Board Meeting
   C. April 6, 2026 – Special Board Meeting
   D. April 17, 2026 – Special Board Meeting

   A motion was made by Mr. Wiener, seconded by Mr. Bennett, to approve all four sets of minutes as written. The motion passed.

4. **Reports**
   A. President's Report (Mr. Smith)
      - Mr. Smith first thanked Marilyn Brugler who agreed to serve as President if elected by the Board when the previous President resigned the position.

   B. Treasurer's Report (Mr. Bennett)
      - Mr. Bennett announced the HOA has approx. $2.4M in Operating and approx. $2.4M in Reserves, for a total of $4.8M cash on-hand.
      - Mr. Bennett made references to the current Operating Statement, indicating revenue is on budget, and most expense categories are under budget.

   C. Committee Reports
      I. Finance (Mr. Bennett, Chairperson)
         – The Committee met and made recommendations to the board, endorsing the proposed amendment to the Bylaws and, if necessary, the Special Assessment (vote).
         – In response to an owner inquiring as to the total amount of unallocated funds in the Operating Account, the Committee and Board, after research, determined the amount is approx. $900,000. Mr. Bennett also explained that multiple outside consultants recommend keeping the equivalent of 3-6 months expenses. ($900k equates to approx. 3 months expenses.)
         – Mr. Bennett made reference to potential capital repairs not included in the Reserves, which would likely have to be paid for using Operating funds.
      II. Insurance (Ms. Gaither, Chairperson)
         – No report was given.
      III. Real Estate Committee
         – As Ms. Miles was not present, Ms. Lucas-Hyde announced that Ms. Miles was attempting to form a committee of owners active in the real estate industry.
         – Ms. Lucas-Hyde then presented the following statistics:
            - 10 units currently for sale; 3 pending; Avg sale price $598k; Avg listing price $654k.
            - Sales in our area are up, market is doing well, number of closings is up.

IV. Building and Grounds (Ms. Brugler, Chairperson)
- Ms. Brugler referred owners to the written report, but highlighted five priority items/projects:
  - Ten glass panels in the OC have been replaced. A few more will be replaced next year.
  - Some painting and other small repairs have been made in and around the Tiki Bar, including the windscreen columns.
  - The dog run has been entirely re-sodded. A temporary dog walk area has been designated until the sod is fully established.
  - Palm trees throughout the property are scheduled to be 'fed'.
  - This year, Spring flowers are red, white, and blue in honor of the US 250 year anniversary.
- Ms. Brugler also thanked Mr. & Mrs. Houser for all their efforts with landscaping around the property.

V. Safety and Security (Mr. Attenberger, Chairperson)
- Mr. Scott reported that the Safety & Security Committee will preside over the exercise rooms for the remainder of the year, rather than the Amenities & Entertainment Committee.
- Mr. Attenberger thanked members of the Committee for their efforts.
- Mr. Attenberger referred owners to the report provided and encouraged owners to bring issues of concern to the attention of the Committee.

VI. Amenities and Entertainment (Mr. Smith, Mr. Scott, Co-Chairs)
- Mr. Smith announced that Santa Clause has been 'booked' for the holiday party.
- A few open dates remain in the entertainment schedule.
- Mr. Smith called for owner volunteers to help with the Entertainment Committee. This was also stressed by Mr. Scott.

VII. Homeowners Who Rent (Ms. Gaither, Chairperson)
- No report was given

VIII. Architectural and Environmental Control Committee (Mr. Wiener)
- Mr. Wiener reported that 1 modification application 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, including the number of recent Board / Owner meetings.
- Landscaping and seasonal preparations have been underway.
- Annual audit was completed and presented.
- Administrative issues related to the annual meeting have been addressed.
- Some special projects have been completed; preparations have also been made for other projects to be completed in the Fall.

5. **Unfinished Business**

A. Garage Coating Project
- HOA is finalizing contract details with a selected contractor to start the project in the Fall.

B. Fire Inspection Issues
- Following construction of new signal tower, radio signal strength was re-tested and we now do NOT need to install a BDA system in the building. The Board, with input from the Finance Committee, will determine what to do with the funds being collected for that project.

C. Ratify vote to approve mass email to Owners regarding proposed Bylaws changes
On April 30, 2026 a motion was made by Mr. Wiener, seconded by Mr. Bennett to send out the drafted email to owners regarding the proposed Bylaws change, pending one correction. The motion passed.

D. Golf Cart Parking Spaces
Mr. Ault reviewed the fact that the HOA allows for 10 golf cart parking spaces, however, additional owners would like to have spaces to park golf carts. The Board is currently discussing various possible solutions to address the added demand, including possibly moving the bicycles to add spaces.

E. Volunteers for Golf Outings, Gazette / website, Entertainment Committee
Mr. Smith again called for owner volunteers to help out with these items / activities.

F. Seawall
Mr. Ault explained, as scheduled per the Reserve Study, the HOA intends to recoat the seawall. However, it has been determined that there may be a structural issue related to the sea wall. Investigation is underway as to how best to address the issue and determine possible costs to repair it. Funds collected for the BDA system may now need to be used to help pay for this project. Ideally, this project might be completed by the same contractor coating the parking structures, and at the same time.

6. **Owner Questions (Submitted In Advance)**
No questions were submitted in advance.

7. **Suggestions & Open Forum**

- Mr. Farbo, Unit 205, pointed out the list of Reserve Components included in the annual financial audit is outdated. It was explained the auditor is using the most recent study until a new one is completed. Mr. Smith also mentioned a new Reserve Study is scheduled for this year.
- Mr. Kreher, Unit 1703, first complimented the Board for the handling of the BDA system. He then asked about the status of the Code requirement for installing a sprinkler system. Mr. Ault explained that a compliance schedule had been submitted to Code Enforcement, and that we continue to try and seek a waiver from the requirement.
- Mr. Farbo, Unit 205, asked why we are no longer "grandfathered" out of the code requiring a sprinkler system. Mr. Ault explained the process whereby the State of SC adopted a revised code. There was additional brief discussion regarding details of implementing a new sprinkler system.
- Mr. Kreher, Unit 1703, asked which engineer is consulting on the seawall. He also recommended involving Mr. Cometto in the project. Mr. Ault commented an engineer has not been selected.
- Mr. Wolf, Unit 2408, commented that the ceiling portion of the garage coating project be eliminated. Mr. Farbo commented that the garage coating might be done by HOA staff at the same time as the building is coated by a contractor. Mr. Ault first replied to Mr. Wolf, explaining the product being used on the ceiling is manufactured for that purpose / application. Mr. Ault then addressed Mr. Farbo's comment by explaining that the garage was not coated optimally in the past, but will now be done in advance of the building (per the Reserve Study), using appropriate materials. This is preferred over delaying the project further.
- Ms. Drumwright, Unit 2102, thanked the board for meeting with her regarding financials. She then suggested the board establish criteria for determining when unallocated operating funds are spent.
- There was discussion – Ms. Drumwright and Mr. Smith – regarding the Reserve Study and potential for a future special assessment.
- Mr. Clark, Unit 1609, commented regarding the audio issues at the meeting.

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

May 16, 2026, at 12:00pm, there will be a Special Members Meeting regarding Bylaws changes.
May 16, at 1:00pm, there will be a Special Members Meeting regarding a Special Assessment.
July 18, 2026, at 10:00am, the next regular Board Meeting is scheduled.

9. **Adjournment**

A motion was made by Ms. Brugler, seconded by Mr. Wiener to adjourn the meeting.
The meeting adjourned at 11:19 am.

June Gaither

June Gaither – Secretary

Scott Smith

~~Marilyn Brugler~~ – President
Scott Smith