

Maisons-sur-Mer Condominium Association, Inc.  
Meeting of the Board of Directors  
May 17, 2025

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, May 17, 2025 in the Ocean Club, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 10:00 a.m.

**Call to order** – Mr. Kreher called the meeting to order at 10:01AM

• **Roll call**

|                            |         |                |         |
|----------------------------|---------|----------------|---------|
| A. Glennon Kreher, Pres.   | Present | E. Beth Sumner | Present |
| B. Marilyn Brugler, VP     | Present | F. Dan Wiener  | Present |
| C. June Gaither, Secretary | Present | G. Frank Scott | Present |
| D. Scott Smith, Treasurer  | Present |                |         |

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

• **Introductions:** Recognition of new owners and first-time attendees

- Terri Brown, Unit 1208, introduced herself as a first time meeting attendee

• **Approval Of Minutes**

***A motion was made by Mr. Wiener, seconded by Mr. Scott, to waive the reading and approve the March 15, 2025 meeting minutes as presented. Motion Passed.***

• **Reports**

A. President's Report (Mr. Kreher)

- Mr. Kreher thanked everyone who helped with the anniversary weekend events
- Mr. Kreher introduced the newly elected Board Members and listed the officers
- Distribution of the Tidelines newsletter will recommence, beginning in June

B. Treasurer's Report (Mr. Smith)

- Mr. Smith thanked the previous Treasurer and announced an addition to the Finance Committee
- March 31 financials show primarily better than budget
- \$2.4M in operating, including garage fund and insurance deductible fund; \$1.8M in Reserves
- Mr. Ault drew attention to a sample timing issue on the Balance Sheet. 90 day debt is nominal.

C. Committee Reports

Mr. Kreher started by announcing new committee chair assignments following the election

I. Finance (Mr. Smith)

- Nothing further was reported

II. Insurance (Ms. Gaither)

- Ms. Gaither reminded owners of the importance of having an H06 policy, including liability and pet liability
- The committee is consulting with an attorney to clarify applicability of various claim issues
- A townhall style meeting will be held in the near future

III. Real Estate Committee (Ms. Bailey-Miles, Presented by Ms. Lucas-Hyde)

- 12 units for sale; Avg cost \$672k; 2 sales pending

IV. Building and Grounds (Ms. Brugler)

- Crepe Myrtle Garden completed
- Improvements completed at the Tiki Bar, including new stage
- Tennis court project nearing completion

V. Safety and Security (Mr. Scott)

- Committee will be having a meeting soon to review open issues
- New committee volunteers welcome

VI. Amenities and Entertainment (Ms. Sumner)

- Committee did not meet due to anniversary celebration; meeting will be scheduled soon
- Ms. Sumner announced "Homecoming" will be October 4<sup>th</sup> and that guests are invited

VII. Homeowners Who Rent (Ms. Gaither)

- Ms. Gaither stressed the importance of the lobby 'carry policy' and encouraged all owners to make sure guests and cleaning contractors are aware of the policy

D. Management Report (Presented by Mr. Ault)

- Mr. Ault reviewed the report included in the packet
- Thank you to everyone who helped with the anniversary weekend preparations

• **Unfinished Business**

A. Garage Project

- Work is going well, divided into sections / phases; phases will become smaller to maximize parking

B. Tennis / Amenity Project

- Work is going well, should be completed soon

C. Balcony Update

- Safety issues addressed by staff
- Leaks will be addressed next
- Need to meet with committee to determine plan of action following priority issues

6. **New Business**

A. Insurance / Insurance Deductible Fund

- Several questions regarding claims and deductibles to be discussed with attorney

B. Bylaws

- Bylaws to be reviewed for possible changes – insurance, H06 policies, Reserve items, other items

C. Piano

- Ms. Lucas-Hyde made a presentation about the value and quality of the piano. She stated the BOD was in favor of the homeowners making donations to purchase the piano because it was not in the current budget for this year.

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

- An owners suggested clarifying the handbook regarding use of the guest rooms
- An owner requested that a sun-shade be installed over a group of lounge chairs near the pool

8. **Suggestions & Open Forum**

- Is there a budget for occasional artwork? (e.g. paintings and/or possibly piano)
- Some owners are using cones to reserve parking spaces in the lower level garage
- An owner requested the board reconsider purchasing the piano
- An owner suggested restricting electric vehicle parking to upper level only
- An owner pointed out the ladder being used by the garage contractor poses a security issue
- Do we track H06 policies held by owners?
- Reserve items should be reconsidered / re-organized
- Recommend against purchasing the piano
- More (varied) entertainment is being scheduled
- An owner suggested additional microphones so board members would not have to pass one around

9. **Schedule Next Meeting**

Next regular Board meeting scheduled for July 19, 2025

10. **Adjournment**

- ***A motion was made by Mr. Scott, seconded by Mr. Wiener, to adjourn the meeting. Motion passed.***
- The meeting adjourned at 11:17 am.

  
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June Gaither – Secretary

  
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Glennon Kreher – President