

Maisons-sur-Mer Condominium Association, Inc.
Meeting of the Board of Directors
September 20, 2025

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, September 20, 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 10:00AM

1. **Roll call**

A. Glennon Kreher, Pres.	Present	E. Beth Sumner	Present
B. Marilyn Brugler, VP	Present	F. Dan Wiener	Not 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.

2. **Introductions:** No new owners and first-time attendees were present or on zoom.

3. **Approval Of Minutes**

A motion was made by Mr. Scott, seconded by Mr. Smith, to approve the July 19, 2025 meeting minutes as written. Motion Passed.

4. **Reports**

A. President's Report (Mr. Kreher)

Mr. Kreher pointed out that the agenda included an Executive Session later. He stated the Board had been in crisis for weeks over an issue of management and the Executive Session would focus on the office of the President.

B. Treasurer's Report (Mr. Smith)

Mr. Smith started by thanking Mr. & Mrs. Houser, and others responsible, for their efforts with the landscaping and flowers throughout the property. He then gave an outline of the July 31st Financials.

- Currently, the HOA appears to be working at a surplus of approx. \$102,000, this primarily due to extended short staffing
- Cash on hand: \$2.3M in Operating; \$2M in Reserves: \$4.3M total
- 2026 budget planning has begun
- Mr. Ault provided additional details regarding a few individual line items, and stated that 90 day debt was at its lowest point in years

C. Committee Reports

I. Finance (Mr. Smith)

- Nothing further was reported

II. Insurance (Ms. Gaither, Chairperson)

- Ms. Gaither reminded everyone of the Town Hall meeting scheduled for October 4th and asked for questions / topics in advance

III. Real Estate Committee (Ms. Bailey-Miles)

Ms. Bailey-Miles was not present at the meeting, but provided the following statistics later:

- 11 units for sale; avg price \$653k; avg days on market 120; none currently pending
- 10 sales this year; avg price \$605k; avg days on market 87
- Market has been slow, but interest rate change may help

IV. Building and Grounds (Ms. Brugler, Chairperson)

- Ms. Brugler referred to the report (included in the Board Packet)
- Most painting projects have been completed
- There was a brief synopsis of the Dog Run town hall meeting
- More lights have been changed at the seawall; the security booth has been renovated

V. Safety and Security (Mr. Scott, co-Chair)

- Mr. Scott explained the committee was considering adding digital locks to the guest rooms

VI. Amenities and Entertainment (Ms. Sumner, Chairperson)

- Ms. Sumner stated the committee had not met
- She reminded owners of the Homecoming activities planned for the weekend of October 4th

VII. Homeowners Who Rent (Ms. Gaither)

- HWR are encouraged to post rules and information about activities in their units
- All owners are encouraged to share rules with family and guests
- Owners are encouraged to rent for no less than 3 nights

D. Management Report (Presented by Mr. Ault)

- Mr. Ault expounded on several annual administrative issues
- Several new surveillance cameras will be installed
- One new staff member in F&B
- Tiki Bar will close soon and football season (viewing in OC) has begun

5. **Unfinished Business**

A. Garage Project

- Garage project still has punchlist items to complete
- Planning has started on garage coating project

B. Tennis Court / Amenity Project

- A new fence contractor has been hired to finish the job (at no additional cost)

C. Fire Inspection Issues

- Getting costs for remaining items (except sprinkler system)
- Attorney is investigating / validating sprinkler system requirement

6. **New Business**

A. Staff Bonuses

On September 8th, during a special meeting of the Board of Directors, a motion was made by Mr. Smith, seconded by Ms. Sumner, to approve issuing 'end of season thank you' bonuses to most staff members. The motion passed.

B. HVAC Filters

- At a prior workshop meeting, the idea of outsourcing (to a third-party contractor) quarterly hvac filter changes was discussed.

A motion was made by Mr. Smith, seconded by Ms. Brugler, to hire a contractor to change hvac filters quarterly at the proposed cost of \$8,500. The motion passed.

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

- There were no questions submitted in advance of the meeting.

8. **Suggestions & Open Forum**

- An owner asked about various exterior maintenance issues – who is responsible – ultimately wanting to know why the HOA isn't responsible for caulking the exterior of the windows. It was suggested the HOA be responsible.
- An owner asked about the requirement for a building-wide sprinkler system. Unfortunately, no details regarding the requirement are available at this time.
- A few owners asked questions regarding the staff bonuses.
- An owner suggested painting window frames when the building is re-waterproofed; Mr. Kreher pointed out that the building was scheduled to be re-waterproofed in 2028
- An owner complimented the new lights (on the seawall) and asked if more would be added
- An owner suggested moving the new firepit to a better location (nearer the ocean)
- Mr. Vivirito announced the F&B department was having their annual discount sale on surplus ice cream
- An owner pointed out that the 'gratuity' received by hourly staff at the end of the year is from owners and should not be considered a 'bonus'
- An owner asked Mr. Ault about the "eye wash" that was referenced during the Management Report. Mr. Ault explained it is a safety device installed for the staff.
- An owner asked for details regarding cost and labor of staff changing hvac filters; another asked if the third-party contract would be an annual expense moving forward
- An owner thanked Mr. Kreher for his service as President of the Board

9. **Schedule Next Meeting**

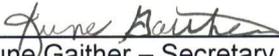
Next regular Board meeting scheduled for November 15, 2025

10. **Executive Session**

A motion was made by Mr. Scott, seconded by Mr. Smith to begin an executive session. The motion passed.
The board members moved to another location to conduct the executive session.

11. **Adjournment**

- The meeting adjourned at 12:27 pm.



June Gaither – Secretary

Glennon Kreher – President