

Maisons-sur-Mer Condominium Association, Inc.  
Special Meeting of the Board of Directors  
April 6, 2026

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a Special Meeting Monday, April 6, 2026 in the Card Room, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 3:00 p.m.

**Call to order** – Mr. Smith called the meeting to order at 2:58 PM

**1. Roll call**

A. Scott Smith, President	Present	E. Dan Wiener, Director	Not Present
B. Frank Scott, Vice President	Present	F. Marilyn Brugler, Director	Present
C. June Gaither, Secretary	Present via Zoom	G. David Attenberger, Director	Present
D. Michael Bennett, Treasurer	Present		

Eric Ault, General Manager was also present at the meeting.  
Mr. Wiener assigned Mr. Smith as his proxy for the meeting.

**2. New Business**

**A. Assignment of Committee Chairs**

Per the Bylaws, only the Architectural and Environmental Control Committee (AECC) is required. All other committees are at the pleasure of the Board President.

Mr. Smith asked if any committees should be added or removed. No one suggested a change.

- I. Amenities & Entertainment
  - Possibly to be divided into multiple subcommittees
  - Ms. Brugler and Ms. Gaither to step down from committee
  - Mr. Wiener & Mr. Attenberger to Co-Chair
- II. Building & Grounds Committee to remain the same
- III. Finance, Budget & Audit
  - Mr. Bennett to replace Mr. Smith as Chair
  - Ms. Scott resigning; Mr. Brugler to join
- IV. Homeowners Who Rent Committee to remain the same
- V. Insurance Committee to remain the same
- VI. Safety & Security
  - Mr. Scott may remain on committee but will not Chair
  - Mr. Attenberger to Chair
- VII. Architectural & Environmental Control Committee to remain the same
- VIII. Communication Reporting to remain the same
- IX. Real Estate Reporting
  - Ms. Bailey-Miles does great job reporting.
  - Mr. Scott acknowledged Real Estate Reporting is not formally a committee, but suggested inviting other owners/agents to join Real Estate Reporting, with Ms. Bailey continuing to report at meetings. Others agreed.
  - Mr. Attenberger volunteered to speak with Ms. Bailey.

All Committee Chairs were asked to conduct an initial meeting and submit updated rosters of all committee members so list can be re-published.

**B. Planned Special Meetings**

- Proposed Bylaws Amendment No. 3 did not pass.
- Project scope and approx. cost have already been decided; approx. \$700k is needed to supplement available funds per Reserve Study.
- Options include re-vote on amendment, vote on special assessment, increase monthly assessments for remainder of 2026.
- There was discussion about breaking the project into parts and/or having staff do some of the work, however it was concluded that these option would add to the cost and/or would not be practical for other reasons, nor would they eliminate the need for a special assessment.

- It was explained that the coating – including the lower level ceiling – is not just paint, but a protective coating for the concrete.
- An announcement should be sent out to notify owners of close margin on vote.
- Proposed Bylaws Amendment No. 3 should be re-voted. If it fails, a vote should be called for a special assessment to cover the funds required. Both require special members' meetings.

C. Response to request/demand letter from Owners

- The GM was recused from the remainder of the meeting while Board Members discussed a request, submitted by some homeowners for financial records.

3. **Adjournment**

***A motion was made by Mr. Scott, seconded by Mr. Wiener (via Mr. Smith), to adjourn the meeting.*** The meeting adjourned, but the time was not recorded.

  
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June Gaither – Secretary

  
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Scott Smith – President