

Maisons-sur-Mer Condominium Association, Inc.  
Meeting of the Board of Directors  
November 15, 2025

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, November 15, 2025 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	Present
B. Frank Scott, Vice President	Present	F. Dan Wiener	Present
C. June Gaither, Secretary	Present	G. Glennon Kreher	Not 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 Ms. Sumner, to approve the September 20, 2025 meeting minutes as written. Motion Passed.***

4. **Reports**

A. President's Report (Ms. Brugler)

Ms. Brugler thanked Ms. Sumner and Ms. Batla for organizing and planning events throughout the year. Holiday decorating will occur on December 3, and the holiday party will be December 6<sup>th</sup>. All owners are encouraged to participate.

B. Treasurer's Report (Mr. Smith)

Mr. Smith stated there is nothing unordinary in the finances. Most categories are under budget for the year, indicating a surplus is likely.

Mr. Smith then called attention to two items included in the budget (to be voted on later in the meeting):

- A fire department radio booster system is required by code, however the final cost is not known. The budget includes a portion of the anticipated cost.
- The garage coating project is also planned for next year. No specific amount is included in the operating budget, but there is an increase in the Reserve contribution.
- Also accounting for inflation, the proposed budget includes a \$40 increase to the monthly assessment.

C. Committee Reports

I. Finance (Mr. Smith, Chairperson)

- Nothing further was reported

II. Insurance (Ms. Gaither, Chairperson)

- Ms. Gaither announced that the insurance renewal looks very optimistic with regard to cost, but final proposals are not expected until early December.

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

Ms. Bailey-Miles stated that sales recently are a bit slow.

- 10 sales in the past year; avg days on market 87; avg sale price \$567k
- 11 units for sale; avg price \$648k; avg days on market 154; 1 currently pending

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

- Ms. Brugler encouraged owners to replace older water heaters and ac systems
- Fall flowers are in (80 flats). Thanks to Nelson Houser for his help.

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

- Mr. Scott reported the committee had met recently.
- The committee would like to discuss the care and maintenance of the onsite defibrillators.

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

- The committee met October 1 to discuss holiday decorating.
- A new tree has been donated to add in the lobby area.
- Some new items will be purchased for the overflow rooms.
- The committee is still trying to accommodate comments from the entertainment survey.

- Ms. Sumner thanked Ms. Batla and others for helping with planned events throughout the year.
- VII. Homeowners Who Rent (Ms. Gaither, Chairperson)
  - The committee currently has no significant issues to be addressed.
- VIII. Architectural and Environmental Control Committee (Mr. Wiener)
  - The committee has reviewed and approved 36 modification applications so far this year. Reviews have been fairly quick, and the process is working for its intended purpose.
  - Mr. Wiener reminded owners why applications are required when planning modifications.

D. Management Report (Mr. Ault)

- Mr. Ault mentioned a lot of time and effort has been spent as a result of the fire inspection requirements
- Tennis court project is considered complete.
- Garage project has a couple of items remaining, but will be under budget.
- Damaged exit gate is resolved.
- Some new cameras being installed.
- Some hvac and water heater letters have been distributed.
- Brief instructions were given for using the new fire pit. Instructions are posted on the equipment.

5. **Unfinished Business**

A. Garage Project

- See management report. One item installed incorrectly, needs to be re-installed.
- Working on bidding out coating project now.

B. Tennis Court / Amenity Project

- See management report.

C. Fire Inspection Issues

- Two items remaining to be addressed – radio system and sprinkler system.

6. **New Business**

A. Ms. Brugler read, for the record, the following two items:

- On October 4, 2025, during a special meeting of the Board of Directors, a motion was made by Mr. Scott, seconded by Ms. Sumner, to elect Marilyn Brugler the new President. The motion passed.
- On October 4, 2025, during a special meeting of the Board of Directors, a motion was made by Mr. Smith, seconded by Ms. Sumner, to elect Frank Scott the new Vice President. The motion passed.

B. Ratify vote to distribute administrative bonuses

**On November 7<sup>th</sup>, during a workshop meeting of the Board of Directors, a motion was made by Mr. Smith, seconded by Ms. Gaither, to approve end of year bonuses in an amount equal to 10% of their respective salaries, to be distributed in December, 2025. The motion passed.**

C. Mr. Smith announced that some changes were being proposed to the association's ByLaws. Voting would be added to the agenda for the Annual Meeting in April. A town hall meeting would be held in December to review the changes.

D. Budget

- Mr. Smith again briefly discussed the proposed \$40 increase to the monthly assessment, as well as consideration given to special projects items.
- Mr. Ault drew attention and gave a brief explanation regarding uncompleted special projects and the proposed surplus for 2025. He also reminded owners that primary reason for an increase next year is the fire inspection items
- Mr. Smith and Ms. Brugler thanked everyone who helped to work on drafting the budget.
- Ms. Brugler then opened the meeting for questions from Board Members and owners regarding the budget.
  - An owner asked if the lighting under special projects referred to light similar to the seawall. Yes.
- **A motion was made by Mr. Smith to approve the budget as presented. Mr. Scott noted that no second was needed. The motion passed.**

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

- An owner asked about instructions for using the new fire pit. Mr. Ault had addressed this during the Management Report section.
- An owner asked how the card-controlled doors would work in a power outage. Mr. Ault explained the doors are supported by the generator. Without generator power, the doors are open.

8. **Suggestions & Open Forum**

- An owner asked if the new lights will increase visibility in and around the pet path. Yes.
- The same owner asked if new pet waste bags, or dispensers, could be considered. Yes.

9. **Schedule Next Meeting**

Next regular Board meeting scheduled for January 17, 2026

10. **Adjournment**

*A motion was made by Mr. Scott, seconded by Mr. Smith to adjourn the meeting.* The meeting adjourned at 10:41 am.

  
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June Gaither – Secretary

  
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Marilyn Brugler – President