Maisons-sur-Mer Condominium Association, Inc.
Special Meeting of the Board of Directors
May 13, 2026

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a Special Meeting Wednesday, May 13, 2026 in the Card Room, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 3:00 p.m.

Call to order – The meeting was not verbally called to order, but began at 3:00 p.m.

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. Dan Wiener, Director Present
   F. Marilyn Brugler, Director Present
   G. David Attenberger, Director Present

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

2. **New Business**
   A. Financial Status of multiple items

   Mr. Smith mentioned the Finance Committee had conducted a meeting and asked Mr. Bennett to brief the Board.

   Mr. Bennett reminded the Board that, based on new testing, the BDA system was no longer required by Code Enforcement. The Committee also recognized that there were multiple upcoming projects that have the potential to run over budget. Therefore, pending the results of the scheduled special meeting vote, the Finance Committee recommends the Board consider putting the money collected for the BDA system into a 'holding' fund until the cost of future projects – such as the seawall (structural) project – have been determined.

   In response to an inquiry from an owner, the GM and Mr. Smith had investigated the amount of unallocated funds in the Operating accounts. Considering various cash flow related factors, the unallocated funds amounted to approx. $900,000. Research indicates that HOA's are recommended to hold the equivalent of. 3-6 months of expenses if possible. Three months of expenses equals approx. $750-$900,000. Therefore, the Board strives not to spend below that level.

   Mr. Wiener asked how much owner debt we typically have. The GM responded it is usually no more than $30,000.

   The Board identified that unallocated funds are the result of past annual surpluses.

   The Board agreed with the Finance Committee's decision to wait until after the Special Members' Meeting(s) and votes, scheduled for May 16th, to make any recommendation regarding funds collected.

   Mr. Smith reminded the Board that a new Reserve Study was scheduled to be conducted this year. The timing and cost of the study was discussed and Mr. Wiener was asked to Chair a small, ad-hoc committee to review Reserve Study proposals.

   Mr. Ault notified the Board Members that the insurance carrier is recommending a new appraisal on the building be conducted for insurance coverage purposes. The cost is $3,400.

   B. Committee Responsibilities and Authority

   Mr. Smith reminded everyone that Committee members or Chairs should not be interacting or directing contractors without prior knowledge or direction from the Board. Committees are tasked with bringing recommendations to the Board. Additionally, any Committee expenses are to go through the General Manager and/or the Board in advance.

   Mr. Smith thanked Mr. Attenberger for a very substantial and thorough Safety & Security Committee Report. He then pointed out that the exercise rooms / equipment technically fall under Amenities (Committee), however, as the Amenities and Entertainment committee is currently seeking new leadership, the report is very helpful. Mr. Smith asked, and Mr. Attenberger agreed to temporarily include these elements under Safety & Security. There was brief discussion regarding how to pay for new exercise equipment. The items and issues referenced in the report will be discussed at a later meeting(s).

There was brief discussion regarding possible new bands recommended by Mr. Attenberger, as well as some other future live entertainment events.

Mr. Ault, tasked with purchasing new mattresses for the guest rooms, is waiting for a sale to do so.

Mr. Attenberger raised the topic of displaying employee photos somewhere so that owners could see them.

3. **Adjournment**

No motion was made to adjourn the meeting, but as a meeting had been scheduled with an owner and the owner entered the room, the Board Meeting effectively adjourned at 3:29 p.m.

June Gaither – Secretary

Scott Smith – President