

Maisons-sur-Mer Condominium Association, Inc.  
Meeting of the Board of Directors  
January 17, 2026

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, January 17, 2026 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 10:00 AM

1. **Roll call**

A. Marilyn Brugler, President	Present	E. Beth Sumner, Director	Present
B. Frank Scott, Vice President	Present	F. Dan Wiener, Director	Present
C. June Gaither, Secretary	Present	G. Glennon Kreher, Director	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 Ms. Gaither, seconded by Ms. Sumner, to approve both the November 15, 2025 meeting minutes and the December 15, 2025 Special meeting minutes as written. Motion Passed.***

4. **Reports**

A. President's Report (Ms. Brugler)

- Ms. Brugler thanked the volunteers and staff for several end of year events that were held.
- The Board Candidate Meet & Greet Meeting will be held on a Saturday this year to increase attendance.
- The Annual Meeting will be held on Saturday, April 4<sup>th</sup>, with an audit meeting at 11:00 the same day.

B. Treasurer's Report (Mr. Smith)

- Mr. Smith announced that a surplus of revenue is anticipated for 2025. He also reminded owners the surplus is used to offset expenses in the following year.
- There will be unbudgeted, one-time project costs in 2026, however the amounts are not yet known.
- Mr. Smith reminded owners of the Town Hall meeting later in the day to discuss proposed changes to the ByLaws
- Mr. Ault reported there was minimal 90-day delinquent debt.

C. Committee Reports

- I. Finance (Mr. Smith, Chairperson)
  - Nothing further was reported
- II. Insurance (Ms. Gaither, Chairperson)
  - The committee met in December to discuss the final insurance proposal.
- III. Real Estate Committee (Ms. Bailey-Miles)

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

  - 10 units for sale, 2 pending, avg days on market 100; avg list price \$620k
  - 12 sales in 2025; avg days on market 98; avg sale price \$600k
  - Interest rates recently dropped
- IV. Building and Grounds (Ms. Brugler, Chairperson)
  - The committee met to discuss priority planned projects, specifically identifying the curbing project at the front entrance
- V. Safety and Security (Mr. Scott, co-Chair)
  - The committee had recently discussed one minor issue of concern with the GM, but no major issues currently
- VI. Amenities and Entertainment (Ms. Sumner, Chairperson)
  - The committee has started 'chair yoga' sessions.
  - Ms. Sumner announced a change of entertainment (date) for the upcoming weekend.
  - Owners were informed of several upcoming special events, including a Murder Mystery
- VII. Homeowners Who Rent (Ms. Gaither, Chairperson)
  - Ms. Gaither reviewed highlights from the Committee meeting notes included in the distributed packet.

- Homeowners, guests and renters may contact Lacks Beach Service in advance to reserve four or more umbrellas for a certain week during the summer months.

VIII. Architectural and Environmental Control Committee (Mr. Wiener)

- Mr. Wiener reported that 9 modification applications had been reviewed since the last meeting
- Committee members are also consulting on the garage coating project

D. Management Report (Mr. Ault)

- Mr. Ault reviewed a few items from the report included in the packet, but reported that end of year and the off-season are extremely busy
- The insurance premiums have been paid in full
- Mr. Ault thanked all owners for contributing to the staff holiday fund.
- There is a new security staff member, Paul; and Shari has returned on a limited basis

5. **Unfinished Business**

A. Garage Coating Project

- Soliciting for bids now, project to start in September 2026

C. Fire Inspection Issues

- Soliciting additional bids for the BDA system; still trying to research sprinkler system requirements

6. **New Business**

A. Appoint Nominating Committee

**A motion was made by Mr. Wiener, seconded by Ms. Sumner, to appoint the following owners to comprise the Nominating Committee: Frank Scott (Unit 201), Chair, Dawn Fuchs-Coleman (Unit 501), Chris Fleishman (Unit 2001), Larry Shircliffe (Unit 2307). The motion passed.**

Mr. Scott thanked Mr. Kreher and Ms. Sumner for their service on the Board and reminded owners that there will be two open positions to be filled. All owners are encouraged to volunteer or to recommend potential candidates.

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

No questions were submitted in advance.

8. **Suggestions & Open Forum**


- An owner asked if new outdoor lights were still planned to be installed in 2026. They are.
- An owner asked about the pot hole developing in the asphalt at the exit to the property. Mr. Ault mentioned that will be addressed as part of the planned curbing project, if not before.
- Another owner asked if the asphalt would be sealed as part of that project. Mr. Ault stated it would if budget allowed, as would any other repairs.
- An owner pointed out one of the doors to the building was not locking properly. Mr. Ault will attend to it.

9. **Schedule Next Meeting**

Next regular Board meeting scheduled for March 21, 2026

10. **Adjournment**

**A motion was made by Mr. Scott, seconded by Ms. Sumner to adjourn the meeting.** The meeting adjourned at 10:34 am.

  
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June Gaither – Secretary

  
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Marilyn Brugler – President