Maisons-sur-Mer Condominium Association, Inc.
Special Meeting of the Board of Directors
July 9, 2026

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a Special Meeting Thursday, July 9, 2026 in the Card Room, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 3:00 pm.

Call to order – Mr. Smith called the meeting to order at 3:05 pm.

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

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

2. **Business** (in discussion order, not agenda order)

   A. **Reserve Study Proposals**
   After discussion of Mr. Wiener's notes regarding the proposals, and hearing the recommendation from the review committee, ***a motion was made by Mr. Scott, seconded by Mr. Bennett to retain Building Reserves to perform a new, full Reserve Study, with preventative maintenance recommendations, for the proposed cost of $6,995, beginning as soon as possible. The motion passed with 6 votes in favor, none opposed.***

   B. **Consumer Affairs Complaint**
   It was determined, as members should be made aware of relevant details, copies of a recently filed complaint and the response provided by the HOA will be included in the packet for the July Board Meeting.

   C. **Leadership of the Safety & Security Committee**
   Resulting from the resignation of Mr. Attenberger, it was decided that Mr. Scott and Mr. Vivirito will co-Chair the Committee for the foreseeable future.

   D. **Gym Equipment**
   Mr. Ault met with members of the gym subcommittee. Mr. Scott will also be meeting with them to discuss replacement – likely under a rental agreement – of some of the gym and cardio equipment.

   E. **Members' Handbook Edit (ad hoc) Committee**
   Mr. Smith volunteered to re-create the recommended changes, submitted by Mr. Attenberger, in a format that shows changes in contrast to the original text. The Board will seek volunteers to form a committee for the purpose of reviewing proposed edits to the Handbook.

   F. **Planned Projects**
   Mr. Ault is in the process of soliciting engineers to consult on the seawall project. There are plans to speak with one engineer next week.

   The selected contractor for the garage coatings project has revised the proposed contract to include all comments and changes requested by the HOA. The contract is now considered to be in final form. The Board will vote to approve the contract at the July Board Meeting.

   The contract for the entrance / curbing project has been executed and the project will begin in September.

   The carpet outside the Bon Appetit has been installed.

   G. **Movie Collection**
   Following an email request to owners, several DVD's have been donated for use by the HOA. Some are to be placed in the library for casual borrowing by owners; others will be kept in the Media Room to be included in the rotation for Movie Night and other showings. Mr. Ault was instructed to purchase a small, locking cabinet for the Media Room.

H. **Other Entertainment Updates**
Mr. Smith mentioned two additions to the live entertainment schedule for this year, plus the first planned Bingo Night.

Mr. Smith gave an outline of the events / conversations which led to the mutually agreed termination of Kellie J & Larinza.

Mr. Bennett gave an overview of his research into finding a replacement / upgrade for the movie projector. He is soliciting costs from two different contractors to supply and install the equipment and will bring the recommended proposal back to the Board for review.

I. **Electric Panel Updates**
The contractor made a 1-1/2 day site visit earlier in the month to collect data. Mr. Wiener will call the contractor to get an update on the status of the report.

J. **Use Times for Basketball, Tennis, Cornhole Amenities**
Following a request from an owner, and after brief discussion among the Board, the use hours for these amenities were temporarily changed to be 9am-8pm (for July 4th weekend). The Board feels 8pm may be too early to close for part of the year, so it was decided the new use hours will be: 9am-9pm Memorial Day through Labor Day and 9am-Dusk from Labord Day to Memorial Day. Mr. Ault will obtain a new sign and make the security staff aware.

K. **Payroll Audit (State of SC)**
The HOA had previously been "randomly" selected for a payroll audit by the state of SC. Mr. Ault reported that all the documents and data requested by the auditor had been provided. Subsequently, the auditor had emailed, asking two questions, which Mr. Ault answered, but nothing further is known as to the results or status of the audit.

L. **Dog / Pet Liability Insurance**
Ms. Gaither reported that the Insurance Committee recommends all dog owners be required to have a Pet Liability policy to cover any injuries or damage caused by their pet. Further, the Committee recommends all owners who rent their unit be required to have a Pet Liability policy as well, since rentals are required to accommodate service animals and emotional support animals. Mr. Wiener questioned whether a policy held by the owner of the rental unit would apply. Research will be conducted before this requirement goes into effect.

M. **Information Request From Owner**
In response to a request from an owner, Mr. Ault is compiling data related to schedules and costs for live entertainment for the years 2021 – 2025. Additionally, the Board plans to arrange a meeting between the requesting owner and the entire, current Entertainment Committee.

N. **Exterior Window Cleaning**
In response to a request from an owner, it was determined the governing documents do not specify who is responsible – Owner or HOA – for cleaning the exterior glass of non-opening unit windows. Unable to identify a responsible party, it was decided the HOA would continue to clean these windows whenever an exterior project provided access via scaffolding. However, in the meantime, if owners wanted to hire a contractor to clean their unit windows, at their own expense, a Modification Application should be submitted to the Committee to verify the proposed method and the contractor's insurance, etc.

O. **Meeting With Staff**
In response to a request from a staff member(s), a meeting was held, including some staff members and some board members, exclusive of management, to discuss issue of concern. These concerns will be presented to the entire Board, and then to management, once they have been written up.

3. **Adjournment**
A motion was made by Ms. Brugler, seconded by Ms. Gaither to adjourn the meeting. The motion passed.
The meeting adjourned at 5:35 pm.

June Gaither

June Gaither – Secretary

Scott Smith

Scott Smith – President