

Maisons-sur-Mer Condominium Association, Inc.
Meeting of the Board of Directors
July 19, 2025

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a meeting Saturday, July 19, 2025 in the Ocean Club, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 10:00 a.m.

Call to order – Mr. Kreher called the meeting to order at 10:00AM

1. **Roll call**

A. Glennon Kreher, Pres.	Present	E. Beth Sumner	Present
B. Marilyn Brugler, VP	Present	F. Dan Wiener	Present
C. June Gaither, Secretary	Present	G. Frank Scott	Present
D. Scott Smith, Treasurer	Present		

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

2. **Introductions:** Recognition of new owners and first-time attendees

- Mr. Pena, owner of Unit 706, was attending via zoom for the first time

3. **Approval Of Minutes**

A comment was received from the audience to make one revision to the minutes as written.

A motion was made by Mr. Scott, seconded by Mr. Wiener, to approve the May 17, 2025 meeting minutes pending one revision. Motion Passed.

4. **Reports**

A. **President's Report (Mr. Kreher)**

Mr. Kreher gave a brief outline of some items to be discussed later in the meeting, including:

- The Tidelines newsletter is being distributed again; we are looking for volunteers to help with the Gazette
- The exit gate repair is a top priority
- The garage project is nearly complete; the coating contract is next
- EV parking on the lower level is being reviewed

B. **Treasurer's Report (Mr. Smith)**

Mr. Smith gave an outline of the June 30 financials

- Cash on hand: \$2.4M in Operating; \$1.9M in Reserves: \$4.4M total
- Operations is generally on budget YTD
- Mr. Ault added that the HOA has recently levied 3 liens for delinquent accounts

C. **Committee Reports**

I. **Finance (Mr. Smith)**

- Nothing further was reported

II. **Insurance (Ms. Gaither, Chairperson)**

- Ms. Gaither announced a Town Hall meeting to be held October 4th regarding insurance

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

- 11 units for sale; 1 Pending; Avg 134 days on market; Avg list price \$677k
- 8 sales since Jan 1; Avg 85 days on market; Ave list price \$565k; Avg sales price \$543k

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

- Ms. Brugler referred to the report
- DHEC has suggested more vegetation on the dunes to prevent blowing sand; also a beach rejuvenation has been planned that may help with this issue
- Committee is focusing on outdoor projects

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

- Changing the doors to the saunas and workout rooms to fob-operated has been reviewed, but will be a 'non-trivial' expense
- EV parking will be discussed under New Business

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

- Ms. Sumner again thanked everyone who helps to decorate
- She further discussed incorporating some ideas from the Entertainment Survey
- She referred to the included report for additional topics

VII. Homeowners Who Rent (Ms. Gaither)

- Recent complaints of noise in hallways and on balconies; owners are encouraged to share the House Rules with visitors and guests, and to contact security
- Recommending a sign at the front desk reminding all visitors to sign in at front desk
- The Committee is asking owners to limit rentals to a minimum of 3 nights

D. Management Report (Presented by Mr. Ault)

- Mr. Ault reviewed the report included in the packet, and spoke briefly on several items listed
- New permanent security staff member; temp (non-staff) security guard stationed at exit gate
- Spectrum cable offering free streaming to owners with individual accounts
- Adding / upgrading lights and cameras along the back of the property
- Mr. Ault also gave an update on the repair of the exit gate

5. Unfinished Business

A. Garage Project

- Garage project is nearing completion; some punch list and corrective items remaining

B. Balcony Update

- Focusing on leaking balconies; two units complete, moving to next two on list

C. Insurance Opinion

- The HOA has consulted with an attorney to interpret the ByLaws and the SC Horizontal Property Act

6. New Business

A. Fire Inspection (Entire Building)

- SC has passed new laws requiring improvements to the building. We are working on some changes, investigating some of the other, long-term, requirements.

B. Electric Vehicle Parking Policy

- Due to safety (fire) concerns, the Safety & Security Committee has recommended restricting EV parking to upper deck(s).
- **Mr. Kreher made a motion, seconded by Ms. Gaither to table the issue of restricting EV parking. After discussion, the motion did not pass.**
- **A motion was made by Mr. Smith, seconded by Ms. Sumner to restrict EV parking to the upper deck(s), pending a formal, detailed policy. After discussion, the motion passed.**

C. Handbook Changes

- Mr. Ault outlined several changes to the Members' Handbook being proposed. These changes were also provided in a handout to the meeting packet.
- **A motion was made by Mr. Scott, seconded by Mr. Smith to approve the proposed changes to the handbook as written, including the 'alternate' wording for Change #2. The motion passed.**

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

- There were no questions submitted in advance of the meeting.

8. Suggestions & Open Forum

- The Communications Committee is looking for volunteers to help with the Gazette
- Sunshades were considered and rejected. Several owners spoke during the open forum, asking the Board to reconsider, due to health issues. The Board committed to further discussion and consideration.
- Rewording the Handbook, regarding rental of guest rooms, was considered but rejected.
- Mr. Kreher announced that the piano had been purchased by an owner who will allow it to remain in the OC.
- Mr. Kreher announced that the Board is considering revising the 43-item Reserve component list.
- An owner commented that the new lighting at the rear of the property looked good.
- An owner suggested removing the collar requirement in the OC during summer season. Also adding signage (lobby and tike bar) to advertise food & beverage services.
- An owner commented about visitors parking (standing vehicles) under the canopy, blocking the front door for long periods while unloading.
- There were questions regarding temporary guidance for EV's while the policy is being finalized.

9. Schedule Next Meeting

Next regular Board meeting scheduled for September 20, 2025

10. Adjournment

- *A motion was made by Mr. Smith, seconded by Ms. Sumner, to adjourn the meeting. Motion passed.*
- The meeting adjourned at 11:46 am.


June Gaither – Secretary


Glennon Kreher – President