

Maisons-sur-Mer Condominium Association, Inc.
Special Meeting of the Board of Directors
May 27, 2026

MINUTES

The Board of Directors of Maisons-sur-Mer Condominium Association, Inc. held a Special Meeting Wednesday, May 27, 2026 in the Card Room, Maisons-sur-Mer, at 9650 Shore Drive, Myrtle Beach, SC 29572 at 4:00 pm.

Call to order – Mr. Smith called the meeting to order at 4:02 pm.

1. Roll Call

A. Scott Smith, President	Present	E. Dan Wiener, Director	Present
B. Frank Scott, Vice President	Present via Zoom	F. Marilyn Brugler, Director	Present
C. June Gaither, Secretary	Present via phone	G. David Attenberger, Director	Present
D. Michael Bennett, Treasurer	Present		

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

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

- A. Vote to approve increasing monthly assessments through end of 2026
A motion was made by Mr. Wiener, seconded by Mr. Bennett to increase monthly assessments from \$1014 to \$1456, beginning in July to pay for additional anticipated Operating expenses, and to approve the draft message to be sent to homeowners. The motion passed.
- B. Vote to approve hiring Harlequin to perform New Year's Eve 2027
A motion was made by Mr. Wiener, seconded by Ms. Brugler to hire Harlequin to perform New Year's Eve 2027 for the amount of \$1,400. The motion passed.

There was then some discussion about live entertainers, schedules, number of appearances, and contracts.

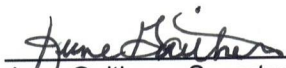
Mr. Scott pointed out that the Entertainment Committee should make recommendations to the Board, but the Board is ultimately responsible for determining the budget and approving expenditures for entertainment.

- C. Vote to retain Electrical Contractor
Following an outline explanation by Mr. Wiener as to the need to investigate the conditions of the building electrical system, ***a motion was made by Mr. Bennett, seconded by Mr. Wiener to retain Amtek, electrical contractor, to perform Arc Flash Study and infrared scanning, for the cost of approx. \$35,000. The motion passed.*** Maintenance proposed by the contractor would be deferred until after the study is complete.
- D. Solicit Bids from Reserve Study engineers
After discussion, the General Manager was instructed to begin soliciting bids / proposals from multiple Reserve Study engineers. A small committee would be formed to review the proposals and select an engineer to begin a new study this year. The study may or may not be completed by the end of the year.
- E. It was decided that long-term lessees would be permitted to help with committee tasks, but would not be named as 'committee members', nor can they vote on committee decisions. Only owners may be appointed as committee members.
- F. Mr. Wiener and Mr. Vivirito would work with the GM and Marc Grande, Director of Food & Beverage, to design the proposed pantry to be constructed in the Club Room. This is an approved Special Projects item.

Additionally, Mr. Attenberger discussed emailing photos, and possibly short bio's, of staff members to owners. The images should not be posted on the website. Mr. Smith mentioned the Safety & Security report would be discussed later.

3. Adjournment

A motion was made by Mr. Bennett, seconded by Ms. Brugler to adjourn the meeting. The motion passed.
The meeting adjourned at 5:26 pm.


June Gaither – Secretary


Scott Smith – President