

**MYRTLE TRACE HOMEOWNERS ASSOCIATION
CONWAY, SOUTH CAROLINA
BOARD OF DIRECTORS MEETING – FEBRUARY 21, 2024**

CALL TO ORDER: Bob Ebling called the meeting to order at 9:00 a.m.

ATTENDANCE: *Board Members:* Bob Ebling, Susan Granger, Debi Rebocho, Darryl (Dusty) Rhodes and Ted Black

Committee Chairpersons: Pat Hosford– Architectural Review Committee, Joe Bastian – Property Committee, Mary Schaeffer – Communications Committee, Fred Shields – Activities Committee

Contractors: Debi Perry – Administrative Consultant, Cathy Smith – Accounts Payable and Diane Gascoigne - Recording Secretary

Also present were: Donna Ebling, Pat Paxson, Dan Schaeffer, Tom Gray, Jr., Jim Luneke, Tina Hurley, Joe Martin, Terry Eisenhardt, Bob Smith and Nancy Seeds

RESIDENT PARTICIPATION: Dan Schaeffer presented Bob Ebling with a Beaver Shirt!

NOTE OF PASSING RESIDENTS:

Lyle Kershner of Berry Tree Lane passed away on Sunday, January 21, 2024

Harold McCabe of Myrtle Trace Drive passed away on Sunday, January 21, 2024

Charles Marandina of Cedar Ridge Lane passed away on January 30, 2024

Marsha Reed of Juneberry Lane passed away on February 7, 2024

Val Gursky of Hickory Lane passed away on February 8, 2024

Joan Laureano of Walnut Circle passed away on February 10, 2024

Eugene Wells of Birchwood Lane passed away on February 7, 2024

NOTE OF NEW RESIDENTS:

Darlene and James Bruzzi purchased 102 Birchwood Lane

Delores and Richard Lawrence purchased 182 Glenwood Lane

Deborah and Christopher Allen purchased 218 Cedar Ridge Lane

Robyn Payne purchased 126 Birchwood Lane

APPROVAL OF MINUTES:

Susan Granger moved and Debi Rebocho seconded the motion to accept the minutes of the January 17, 2024 Board meeting. The motion passed unanimously.

Dusty Rhodes moved and Debi Rebocho seconded the motion to accept the minutes of the February 3, 2024 Annual Meeting with corrections. The motion passed unanimously.

Dusty Rhodes moved and Debi Rebocho seconded the motion to accept the minutes of the February 3, 2024 Special Meeting of the Board. The motion passed unanimously.

ACTIVITIES COMMITTEE – Fred Shields reported that the committee's other new officers are; Mary Bessemer – Vice Chairperson, Pat Paxson – Secretary and MaryAnn Schroder – Treasurer. Fred reported the committee has had to cancel two activities as no one was willing to chair them. The committee needs new members and more participation in order to continue. The residents on the committee are burned out.

Dusty Rhodes moved and Susan Granger seconded the motion to accept the Activities Committee Report as written. The motion passed unanimously.

ARCHITECTURAL REVIEW COMMITTEE – Pat Hosford presented two ARC agendas.

Susan Granger moved and Dusty Rhodes seconded the motion to accept the ARC Reports as written. The motion passed unanimously.

PROPERTY COMMITTEE – Joe Bastian announced that Cheryl Manzella is the new Pool Monitor. He also discussed clubhouse kitchen issues.

Dusty Rhodes moved and Ted Black seconded the motion to accept the Property Committee Report as written. The motion passed unanimously.

COMMUNICATIONS COMMITTEE – Mary Schaeffer said the committee will begin to migrate to the new website in the next few weeks. She asked the Board to review and make comments as soon as possible.

Debi Rebocho moved and Susan Granger seconded the motion to accept the Communications Committee Report as written. The motion passed unanimously.

TREASURER'S REPORT – Debi Rebocho reported that banks are being reviewed for rates, etc. for CD's. Myrtle Trace continues to be in strong financial shape.

Dusty Rhodes moved and Susan Granger seconded the motion to accept the Treasurer's Report as written. The motion passed unanimously.

OLD BUSINESS:

- **Primary Voting on February 24, 2024 at Seacoast Church** – Once again a sign will be placed near the clubhouse directing voters to Seacoast Church. Do not come to the clubhouse to vote.
- **Homeowner's Insurance** – Proof of Insurance on your residence must be turned in to Debi Perry to keep our data base current each time your insurance is renewed or changed .

NEW BUSINESS:

- **Meet the New Board. Committee Liaison Assignments for 2024** – The Board's new Director-at-Large is Ted Black. Liaison's to committee's are: Dusty Rhodes - Activities Committee, Debi Rebocho - Arc Committee, Ted Black - Property Committee, Susan Granger – Activities Committee and Coordinator of the Confidential Emergency Contact List and Bob Ebling - Communications Committee.
- **2024 Election De-Brief, Statistics, Observations and Planning** – Joe Martin reported there were 214 residents who participated which is only 41% of our population. This is very low. There were fewer proxies as well. Participation is down and attendance is down. The Annual Meeting Committee will provide two sessions this year for submitting proxies in hopes that will improve participation. Bob Ebling said the next Annual Meeting will be at HGTC on February 1, 2025. There will be two vacancies to fill on the Board next year.
- **Confidential Emergency Contact List – Additions and Updates** – Susan Granger reiterated the importance of giving this information to the Board. It is confidential and kept under lock and key. It was

suggested an addition to this list should be contact information for a friend/neighbor who is able to gain entrance to your home in an emergency. Bob Ebling said when giving the phone numbers of family, please have it be a cell phone number rather than a land line as people move and land line numbers change.

- **Removal of Three Bradford Pear Trees on Myrtle Trace Drive and Timberline Drive** – Urban Forester requested we take these trees down as they are dangerous. It was decided to do this immediately due to the threat of danger and also to be completed before the repaving of Myrtle Trace Drive. The trees will be replaced with a recommendation from the Tree Committee who are now doing research.
- **Renewed Concern About Safety and Incidents on Myrtle Trace Streets** – A complaint was received by the Board of another dangerous driving incident by one of our residents as well as rude language and behavior. Someone is going to get hurt and the Board will have to determine measures to be taken if this behavior continues.

CORRESPONDENCE:

Acknowledgement and a thank you from Lower Cape Fear Life Care and the Syslo family in memory of Margaret Kirschner.

Acknowledgement from Western Heights Baptist Church in memory of Ivan Perkinson.

Acknowledgement and thank you from St. Jude Children's Research Hospital in memory of Les Gerhart.

Acknowledgement and thank you from the Salvation Army of Horry County in honor of Harold "Mack" McCabe.

Acknowledgement and thank you from Best Friends Animal Society in memory of Lyle Kershner.

Dusty Rhodes moved and Susan Granger seconded the motion to adjourn the meeting at 9:38 a.m. The motion passed unanimously.

Respectfully submitted,

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