

Meeting called to order 3:35 pm December 22nd, 2025.

Location: Socastee Library

Attendees: Tony B, Merlin O, Kathryn L all present, on video call Allen R. Roberta unable to attend due to illness.

**Current Business:**

Board Attorney will be providing a response to the Attorney of Stephen Corkum, Ann Olszewski and Don Greene. These community members were unhappy with the election ballots/ proxy that were handled and submitted in mass quantity not being accepted by the current board at annual elections. Board with support of attorney stand firm on proxy/ballots handled by and or submitted by anyone other than the proxy/ballot owner are at risk to be highly fraudulent and therefore not valid.

Information provided to the attorney included:

1. Copy of annual meeting notice and meeting agenda.
2. Letters from community members regarding solicitation for ballots/proxies
3. Summary of events from prior election in which ballots and proxies were mishandled and events that took place afterward which led board to change how ballots/proxies were collected and handled in order to be within the guidelines of the HOA bi-laws/ covenants. State statue of voting and balloting due to fiasco that occurred in 2023. Review of ballot harvesting, multiple handwriting very similar, improving integrity and providing accountability.
4. Copies of emails between current board and previous board members upon change of hands prior to 2 previous board members resignation.
5. Copies of emails from Stephen Corkum to board email, rude, demeaning and condescending in nature

Issued a check to Board Attorney for assistance with communication with community member attorney regarding annual meeting/ voting fraud compilation.

Reviewed list of violations and un paid as of this date. Prepared this list to be sent to attorney for further action to be taken.

Reviewed list of 2 years of non paid dues. List verified and up to date will also be submitted to attorney for further processing.

Community member Stephen Corkum has been repeatedly calling attorney leaving repetitive and harassing messages. Each interaction cost the community 60 dollars. Attorney will not be entertaining these calls to prevent continued accruing charges to this community.

Fines collected due to violations will be dedicated to improving the front entrances and the landscaping in the common areas.

**Scheduling of repeat election:**

Per HOA attorney this is on hold while he works to address the concerns of the community members who have involved a attorney regarding previous election complication with not meeting a quorum due to complication with ballot harvesting/ fraud in election submissions.

**Yearly HOA Dues:**

Due to surplus in accounts this board will continue the HOA dues at 100 dollars for the year 2026 for those community members who are in good standing with previous years dues, and in compliance with no fines or fees due to violations.

Residents that overpaid last year will receive a 50 dollar discount on their bill for this year.

Kathryn L will complete the yearly dues letter creation and mail it to the HOA email to be approved by the board before having Merlin print the letter and the addressed envelopes for mailing.

**Community Land discussion:**

Islands in front entrance as well as islands in entrances to many roads within the BrandyMill HOA are county owned lands. The tree limbs that overhang the road growing with in these islands are the responsibility of Horry County. The streets themselves are also County property. Repair of storm drains, pot holes or any other issues should be brought to the attention of Horry County.

The land between the 2 entrances is currently for sale and is not the property of BrandyMill HOA. This land is owned not by the County but by an individual who has this property for sale. Maintenance of this property is not the responsibility of this HOA and is a liability for this HOA to maintain as it is private property and is posted. This land is frequently inhabited by homeless in the area, if this is noticed please contact the Horry County Police to have them removed or notify the board and they will do so for you. Having homeless living in the front woods puts our community at risk for theft as well as becomes a risk for fire which could cause damage to our homes.

The land that is owned by the HOA is land that borders the Negro creek on the East entrance and is not land that can be used or developed due to swamp land / water issues.

Motion to adjourn 356 pm.