

## Brandy Mill Homeowners Association, Inc.

**President:** Kevin Tetrault    **Vice President:** Ross Green    **Treasurer/Secretary:** Susan Sammons

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# Brandy Mill Homeowners Annual Meeting Minutes

**Date: Saturday October 29, 2022**

**Time: 6:00 pm**

**Where: Socastee United Methodist Church, 5575 Dick Pond Rd, Myrtle Beach, SC 29588**

**\*Date, location, and time are in accordance with Brandy Mill current amended Section II (B) Bylaws**

### Meeting Open time 6:15 pm

Board and homeowners in attendance, quorum achieved-54, physical attendance – 27, Proxies-27  
Verified by Susan Sammons

Also in attendance was the Attorney for Brandy Mill HOA.

Kevin started the meeting with the reading of the minutes from last year's annual meeting.

Called a motion to accept the minutes. Accepted.

A discussion was proposed on the floor of the pond between Bridleford Dr and Rice Mill Dr.

1. The homeowner said it needs to be cleaned.
2. According to the homeowner they should not have to clean it because it is a retention area from neighborhood drainage. The property owners own the pond.
3. The board will call the township to see if they will come to attend to it.

A discussion was put on the floor about the finances and the savings account. We have \$10,956.51 as of October 1, 2022. We are hoping to add money at the end of the year. We will keep you posted.

A motion by Ken Gilbertie was put on the floor to look into hiring a management company. A vote was taken and failed.

**Finances:** For the year 2022 all expenses will be paid. We will add to the reserve this year. Our total income for 2022 will be as stated from the meeting agenda \$30,417.18 and our expenses were \*\$25,974.12. We will be announcing a proposal for a special assessment to update the front signs for 2024-2025. Update on saving. The amount of \$4,143.06 was transferred over to the Capital Investment Fund. (savings). 12/29/2022 transfer was made.

\*Figures may change as expenses arise.

### **Reports for the year:**

1. The Brandy Mill website was updated.
  - a. Meeting Minutes are now posted on our website.
  - b. We now accept CASH APP and Zelle for payment of annual dues.

- c. We will be adding our Financial Budget onto the website. Need to update site.
2. Neighborhood Maintenance.
- a. Signs and common areas in the front were power washed in October.
  - b. Landscaping- Trees and brush are being trimmed by volunteers to save money.

**Committees:**

- 1. **A Welcome Committee** has been created. Two gracious homeowners have volunteered.
  - a. As of October 2022, we have five new homeowners to join Brandy Mill.
  - b. Please welcome our new neighbors.
  - c. We have a welcome gift for you.
- 2. **A Social Committee** is being created which may be combined with our Welcome Committee.
  - a. We are planning a Yard Sale for the Spring. More information will be provided soon.
  - b. An Annual Block Party will also be discussed.

**New Business:**

- 1. We have discussed changing and updating our by-laws and Covenants. We are providing an idea of what needs to be updated. We are still receiving ballots to see where the neighborhood stands. We will be mailing out more ballots to those who may not have received one. We will be collecting them and may have a Special Meeting in the spring 2023 so all can have a final vote. The view on this subject is we want all homeowners to have a voice on making decisions in our neighborhood. The attorney said it will be approx. \$3000 to make any changes so we would like to have an approved list before changes are made. Thank you to those who have put in their vote.
- 2. Called for volunteers to stand up to be a part of the Board of Directors. Ross Green stood up. Ross Green was re- elected to the board for a 2 year term. Ross Green received 51 votes. We still have 2 positions open.

Meeting Adjourned at 6:57 pm motion made by Kevin Tetrault. Seconded by Susan Sammons

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Secretary, Susan Sammons

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Date