

Brandy Mill Homeowners Association, Inc.

President: Kevin Tetrault Vice President: Ken Gilbertie
Treasurer/ Secretary: Susan Sammons Sergeant-at-Arms: Ross Green

Contact phone number: (843) 321-9853 Email: brandymillmbhoa@gmail.com

ANNUAL MEETING NOTICE!!!!

Date: Saturday, October 21, 2023

Time: 6:00 - 7:00 pm

Where: Socastee United Methodist Church

5575 Dick Pond Road

Myrtle Beach, SC 29588

www.socasteeumc.org

Please fill out the Proxy Vote provided in this Notice.
EVERYONE PLEASE Mail THE PROXY back by:
Saturday, October 14, 2023.

Brandy Mill HOA
P.O. Box 30055
Myrtle Beach, SC 29588

Brandy Mill Homeowners Association, Inc.

September 30, 2023

NOTICE

Dear Homeowner:

This is the official notice of the Annual Members' Meeting of the Brandy Mill Homeowners Association, Inc. In accordance with the By-Laws, the meeting will be held on Saturday, October 21, 2023, beginning at 6:00 p.m. at **Socastee United Methodist Church, 5575 Dick Pond Road, Myrtle Beach, SC 29588**. Please arrive at least 15 minutes prior to check in.

The primary purpose of the Annual Meeting is for the membership to elect directors and to transact any other business that shall properly come before the meeting.

The membership will elect five (5) members to the Board of Directors. (3) members will serve a two-year term. (2) members will serve a one-year term. Nominations will be accepted from the floor for homeowners interested in serving on the Board and reviewing the write-in nominations from proxy votes.

Please return the form and please vote yes or no for Board of Director nominees and you may also write-in two (2) homeowners that you think will serve well on the Board of Directors. If you are interested in becoming a Board Member contact Ken Gilbertie to set up a meeting and please email Brandymillmbhoa@gmail.com : **Attention Ken Gilbertie**. Include your name, background and why you are interested in being a director on our board.

When reviewing your proxy form, you will notice a section asking you to answer Four (4) resolutions. The 2024 Budget is also included in this notice. A New Fee Schedule has been included as well. Violations have been rampant and homeowners have been sending us many complaints. A Fee schedule will begin January 2024. We love our neighborhood and want to keep it beautiful and well kept. Your approval of the 2022 Annual Meeting Minutes will be requested at the meeting and is included to answer in the Proxy Vote. ***Fill it out. Fold the proxy vote. Staple it and mail it back. It is that easy. The HOA address has already been included on the opposite side. Just add a stamp!***

Please Mail it before Saturday, October 14, 2023. Even if you plan to attend the meeting in person, a quorum for holding the meeting can be assured that our \$100 Room Fee won't go to waste when returning the Proxy on time. If a quorum is not met by that time, this meeting cannot be held. Not meeting the quorum would necessitate another Notice and Proxy be sent to all homeowners, increasing administrative costs to the Association. Please make every effort

to attend. There are very important resolutions that need to be approved. We want every single vote counted and every single voice heard.

Attending the annual meeting will allow you to meet your neighbors and become more aware of the activities and operations of your Association. Our community is a very lovely place to live and our neighbors are great too.

If you have any questions concerning the matters contained in this Notice, please do not hesitate to contact

BrandyMillhoamb@gmail.com

From your Board of Directors,

Kevin Tetrault, Ken Gilbertie, Susan Sammons, Ross Green

Beginning January 2024

Fine schedule for violations of the Covenants and Bylaws in BrandyMill

This schedule sets forth the fines for certain violations of the BrandyMill Property Owners Association Covenants and Bylaws. Whether to impose a fine or a warning will be determined on a case by case basis by the board of directors.

Violation type	Initial Violation	Subsequent violation
Payment of dues after March 1st	\$25 Fee initial fine with 5% additional daily fine added after March 15th	After 30 days a Lien will be filed on the property. Any Attorney Fees will be imposed with all subsequent fees being paid by the property owner.
RV/Watercraft/Utility Trailers/commercial Vehicles (section 11 of the covenants)	Warning or \$25	\$50 per day
Unsightly Materials, Yard maintenance. Inoperable, wrecked or unregistered vehicles (Section 13 of the covenants)	Warning 5 Days	\$50 per day
Garbage receptacles (Section 13 of the covenants)	Warning or \$25	\$10 per day

Brandy Mill Homeowners Association, Inc.

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

Address: P.O. Box 30055 Myrtle Beach, SC 29588

Contact phone number: (843) 321-9853 Email: brandymillmbhoa@gmail.com,
brandymillmbhoa.wixsite.com/mysite

2022 Brandy Mill Homeowners Annual Meeting Minutes Saturday, October 29, 2022

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 clean out the pond.

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 investigate 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.
 1. Meeting Minutes are now posted on our website.
 2. We now accept CASH APP and Zelle for payment of annual dues.
 3. We will be adding our Financial Budget onto the website. Need to update site.
2. Neighborhood Maintenance.
 1. Signs and common areas in the front were power washed in October.
 2. Landscaping- Trees and brush are being trimmed by volunteers to save money.

Committees:

- **A Welcome Committee** has been created. Two gracious homeowners have volunteered.
 1. As of October 2022, we had five new homeowners to join Brandy Mill.
 2. Please welcome our new neighbors.

3. We have a welcome gift for our new neighbors.
- **A Social Committee** is being created which may be combined with our Welcome Committee. We are planning a Yard Sale for the Spring. More information will be provided soon.
 - 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

Brandy Mill HOA
P.O Box 30055
Myrtle Beach, SC 29588
ATTENTION: PROXY VOTE 2023

Brandy Mill Homeowner Association 2023 PROXY VOTE

***** Proxies are a determining factor as to whether we have a quorum to hold the meeting*****

EVERYONE PLEASE MAIL IN THIS PROXY VOTE BY OCTOBER 14, 2023

FOR THE ELECTION OF Five (5) NEW DIRECTORS - (Please write in at least three candidates)

1. Ken Gilbertie 2- year term _____ YES OR NO
2. Ross Green 2- year term _____ YES OR NO
3. Susan Sammons 1-year term _____ YES OR NO
4. _____ (WRITE IN)
5. _____ (WRITE IN)
6. _____ (WRITE IN)

2023 Brandy Mill Homeowners Association Resolutions

Our monthly expenses have gone up by an estimated 10-30 % due to inflation. Our Reserve should be 70% of our Operating Expenses. Currently, our Reserve is \$12,900.00 short. 70% coverage in reserves is necessary in case of a catastrophe. Dues have not been increased since 2017. By South Carolina Law an HOA can raise dues 4% every year. It has been (7) seven years since an increase. We are raising the assessment to only \$16.16 a month = New Yearly Assessment Amount = \$194.00

FOR RESOLUTION _____ AGAINST RESOLUTION _____

Proposal By-Law update: TO ALLOW an above ground pool but require a deck installation around 1/3 of the pool to provide that it is a permanent structure, in addition, REQUIRING a 6-foot privacy fence.

FOR RESOLUTION _____ AGAINST RESOLUTION _____

A New Fee schedule will be implemented and enforced to any property owner as follows: A fee for Dues late after March 1st. Also a Fee for a violation of by-laws.

FOR RESOLUTION _____ AGAINST RESOLUTION _____

Proposal By-Law Addition: When a person resigns more than 2 (two) times for reasons other than medical reasons, for either yourself or a family member; that person shall not be permitted to serve on another HOA Board.

FOR RESOLUTION _____ AGAINST RESOLUTION _____

Approval of the 2022 Meeting Minutes.

Approve _____ Not Approve _____

I/WE _____ AS A DEEDED HOMEOWNER (in good standing)
Of property address is at _____ am/are unable to attend the ANNUAL MEETING Of Brandy Mill HOA on Saturday, October 21, 2023. I/We give permission to (deeded homeowner) _____ or Board Member to vote on my/our behalf. I understand that my write-in entries will be calculated before the meeting to speed up the election process in election.

Signature: _____ Date: _____

