

**ATALAYA TOWERS HORIZONTAL OWNERS ASSOCIATION
ANNUAL HOMEOWNERS MEETING**

November 9, 2019

CALL TO ORDER

President Lou Trinchere called the meeting to order at St. Michael's Catholic Church Meeting Room, 542 Cypress Avenue, Murrells Inlet, South Carolina at 2:00 p.m.

BOARD ATTENDANCE AND INTRODUCTION

Present from the Board: Lou Trinchere, Brian Teal, Lynn Harmon, Nancy Conroy and Don Martin

Present from Capital Vacations: Ken McKelvey, Pam Cordell and Joe Trincheria

QUORUM CERTIFICATION

Lou Trinchere stated there was a total of 40 proxies. The quorum requirement is 31; therefore, this is a legal meeting and business may be conducted.

CERTIFICATION OF MAILING

The Certification of Mailing was presented which noted that the Notice of Meeting was mailed to all owners of record on October 16, 2019.

APPROVAL OF MINUTES

The minutes of the November 10, 2018 Annual Meeting were reviewed.

A Motion was made by Steve Kitchen (705) and seconded by Fred Zipf (1406) to accept the minutes of the November 10, 2018 Annual Meeting as written. All were in favor and the Motion carried unanimously.

REPORTS

Brian Teal reported on the 2020 budget noting the Association had a 2.9% increase in quarterly maintenance fees. He noted he sent out a letter to all the owners updating them on the elevator project. Mr. Teal noted the elevators should last until 2022-23 before a total replacement was required.

Mr. Teal commented that Hurricane Matthew's total expenses ended up at \$381,000, of which the Association received \$128,000 in insurance proceeds. Hurricane Florence cost the Association \$103,000, and \$97,000 was received in insurance proceeds. The deductible for the damage caused by Hurricane Dorian was \$130,000; therefore, a claim was not filed. The cost of the damage was \$37,657, mostly to FSA for water damage and the power box on the south car. The total expenses for those three hurricanes was \$521,924, of which insurance paid us back \$225,771. The \$296,153 was paid out of reserves and special assessment.

MANAGEMENT REPORT

Joe Trincheria reported that the drainage project improved the ponding issues at the resort. He also noted that the air conditioners in the BBQ area have been adjusted, so that contractors can now have adequate room to work on them. That project was just finished today. He noted he was sprucing up the landscaping with stone.

Mr. Trincheria commented that there is a lot of remodeling going on and stated that any contractors must check in with the office first to provide information on the work they will be doing. He noted that any items that were being discarded must be removed from the property and put in the dumpster.

Mr. Trincheria then noted that the annual bedbug treatment is scheduled for December 19-20, 2019. He said this requires 100% cooperation and participation in order to get the warranty. The warranty covers anything that is found; and Lanes will come out and treat at no charge. Mr. Trincheria explained the canine inspections for bedbugs noting that the inspections can take place on Saturdays before the changeover in arrivals. He noted that the idea is a second level of protection. It costs \$20 per unit; they can do 20 units a day. Mr. Trincheria then urged everyone to participate in the bi-monthly pest control treatment. President Trincheria noted that pest control is built into the budget for the entire building. He commented that refusals are recorded, and owners can be held responsible if they cause pests to go into adjacent units and we need to call in Lanes for an additional service.

Mr. Trincheria then urged everyone to check out the website, especially during storm season. He said it is updated every day by 6:30 p.m. and the website is the best form of communication during storm prep. Discussion ensued. Mr. Trincheria noted that when there is a mandatory evacuation, our job is to watch over the property, not guests. He said when there is an evacuation, owners should leave the property.

A question was raised as to the water in the building. Mr. Trincheria noted that in the last few weeks, the water was shut down due to the replacement of a water heater and a valve, and this may have caused some rust or sediment.

Jim Gallopoly (305) asked a question regarding the fire alarms. Mr. Trincheria responded saying they are checked annually.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Election of Directors

There were no nominations from the floor. There are two open positions.

A Motion was made by Bill Bagwell (406) and seconded by Fred Zipf (1406) to close the nominations. All were in favor, and the Motion passed unanimously.

Ann Parker (1702) was introduced and provided her background information and reasons for wanting to serve on the Board.

A Motion was made by Lynn Harmon and seconded by Fred Zipf (1406) to elect the two nominees by acclimation. All were in favor, and Motion passed unanimously.

OPEN DISCUSSION

Cress Barrett (206) brought up two concerns regarding parking: One concern was the number of contractor vehicles in the front parking lot. Mr. Barrett noted that the policy should be enforced across the board. He also suggested that permanent residents have assigned parking spaces in the front lot. Discussion followed.

Marty Kitchen (705) brought up the issue of pets. She stated that it is her understanding that owners can have a pet, but renters cannot. Discussion ensued. It was noted that this is covered by the by-laws.

Lisa Jackson (1705) raised an issue with the number of occupants in unit 1706. Discussion followed as to the legality of it. It was noted that the advertisement for that unit is currently showing 11. Discussion ensued.

President Lou Trinchere thanked everyone for their support over the years.

ADJOURNMENT

There being no further business to come before the Board, a Motion to adjourn was requested.

A Motion was made by Steve Kitchen (705) and seconded by Bill Bagwell (406) to adjourn the meeting. All were in favor, and the Motion passed unanimously.