FirstService
RESIDENTIAL

FirstService
RESIDENTIAL

WYNBROOKE HOMEOWNERS ASSOCIATION, INC.

February Board of Directors Meeting

February 25, 2026 2:30 PM
FirstService Residential
11822 Hwy 17 Bypass S
Murrells Inlet, SC 29576

MINUTES

Directors Present
Kathryn Worrell - Secretary
Michael Bilow - Treasurer
Thomas Smith - Director
James Fannin - President
James Prince - Vice President
Lori Smith - Director

Directors Absent
None

Additional Attendees
Jessie Lewis, Community Manager, FirstService Residential.
Nikki Haddock, Mcgriff Insurance.

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

The meeting was called to order at 2:29pm.

II. PLEDGE OF ALLIEGENCE

The pledge of allegiance was led by Mr. Fannin.

III. OLD BUSINESS

A. TREE TRIMMING

Mr. Fannin reported that Saw Rite has been awarded the contract for the upcoming tree-trimming work. This phase will not include the entire community; it will focus specifically on trees that are overhanging roofs or creating conditions that could lead to damage. This project is considered Step One of a multi-year plan to address tree maintenance throughout the community.

Work is scheduled to begin on March 9.

Motion to ratify approval of two Saw Rite proposals.

Motion: James Prince
Second: Lori Smith
AYEs: Lori Smith, James Prince, James Fannin, Thomas Smith, Michael Bilow, Kathryn Worrell
NAYs: None

▶ ***Resolved***
The motion passed

B. CONCRETE REPAIRS

Mr. Fannin reported that the concrete repairs at 110 and 112 Wimbledon have been completed. The Board is extremely pleased with the quality of the work, which includes a 5-year warranty.

The Board also discussed the importance of reminding homeowners that gutters are the owner's responsibility. A letter will be sent advising owners that if they have gutters installed, they should ensure they are cleaned regularly and that water is properly directed away from the home to prevent damage. Management will also send an email notification to reinforce this reminder.

IV. NEW BUSINESS

A. PREVIOUS BOARD DEBIT CARDS

The Board reported that they will be investigating the debit cards previously held by former Board members. They are currently reviewing receipts and related documentation and will continue looking into the matter.

B. GRANT WRITERS

Mr. Smith reported that two grant writers have volunteered their time to assist the Association in identifying opportunities that could benefit the community. Mr. Fannin added that the Board will review what is needed for potential applications and determine which grants the Association may be eligible for.

C. WYNBROOKE BLVD TRAFFIC STUDY

Mr. Fannin reported that the traffic study has been completed and the temporary black sensor patches have been removed. The full study results are expected to be available in the next few weeks. He noted that the Board is not in favor of installing speed bumps but is actively exploring alternative traffic options.

D. VIRTUAL MEETING

Mr. Fannin announced that the Board is exploring options for offering virtual meetings through Microsoft Teams. Ms. Lewis confirmed that FirstService Residential already has this capability available for Board use. This is the same setup that was utilized last year for virtual Board meetings.

E. POOL LEAK

Mr. Fannin reported that the source of the pool leak was identified at the tile grout line. The Board reviewed and discussed the findings, and a motion to proceed with the repair was approved.

Motion to approve proposal presented by Kens 2 to repair pool leak.

Motion: James Prince
Second: Kathryn Worrell
AYEs: Lori Smith, James Prince, James Fannin, Thomas Smith, Michael Bilow, Kathryn Worrell
NAYs: None

▶ ***Resolved***
The motion passed

V. COMMITTEE REPORTS

A. LANDSCAPE

Mr. Fannin reported that 16 trees have been trimmed this month, and sod has been installed in an area along the Boulevard. Additional sod was also placed along the pond on Wild Rye to help stabilize the area where a tree is being washed out. The Landscape Committee supported these actions.

He also noted that the gator decoy remains in place in the pond to assist with geese control. The Committee is seeking volunteers to help move the decoy periodically, as it requires two people to relocate it safely about once a week.

B. SOCIAL

Ms. Worrell reported that the Social Committee will be meeting this week to finalize plans for the upcoming Spring Fling event. No committee activities took place in February. The Spring Fling is scheduled for March 21.

C. DECORATING

No report given.

D. SUNSHINE

Ms. Smith stated the Sunshine Committee is scheduled to meet tomorrow. Mr. Dagen has been busy preparing welcome packets and greeting new owners.

E. ARC

Ms. Lewis reported that the ARC Committee met with the SmartWebs demonstration team and completed a full walkthrough of the system. The FSR ARC team is currently working on importing the Association's information, and the new ARC platform is expected to go live very soon.

F. INSURANCE

Mr. Ashworth reviewed the updated property and liability insurance information for the 2026–2027 renewal.

- The prior property valuation used for the 2026 proposal was $60,371,000.
- The updated valuation increased significantly to $76,375,000.
- Last year's total property premium was $503,184.
- The expiring premium for this year was $504,999, but the revised property premium came in $1,800 lower than last year despite the increased valuation.

Mr. Ashworth noted that while property rates saw slight savings, other lines of coverage experienced increases. General Liability and Umbrella policies are now going through the same market corrections that property insurance did several years ago:

- General Liability increased by $8,500
- Directors & Officers increased by $456
- Excess Umbrella increased by $12,189

The Insurance Committee met with the broker to review options. The committee added Assault & Battery coverage (removed by the prior carrier), as well as Environmental Impairment and Cyber Liability coverage. These additions increased the premium but were considered necessary protections.

The total renewal premium for 2026–2027 is $511,392.

Mr. Fannin noted that the previous Board had budgeted $637,000 and was anticipating the need for a special assessment.

Ms. Haddock clarified that based on last year's expiring rate, the updated property value of $76M could have resulted in a premium near $610,000, but the renewal instead came in at $449,000 for property. She also reported that the Named Storm deductible was reduced from 3% to 2%, and the policy now includes blanket coverage limits, which is a significant benefit to the Association.

The Board will discuss the two presented finance options further.

Motion to approve finance agreement to include all policies.

Motion: James Prince
Second: Michael Bilow
AYEs: Lori Smith, James Prince, James Fannin, Thomas Smith, Michael Bilow, Kathryn Worrell
NAYs: None

▶ ***Resolved***
The motion passed

G. HANDYMAN

Mr. Fannin reported that the Handyman Committee assisted several residents recently, including helping replace batteries in smoke detectors and providing small maintenance support where needed.

H. WELCOMING

Mr. Dagen noted the Committee reported that there were 18 move-ins during 2025, and all capital contributions were successfully collected. There are currently 11 homes listed for sale in the community.

I. POOL

Mr. Smith reported that they are looking forward to organizing the Pool Cleaning Day and will be seeking volunteers to assist. A specific date has not yet been finalized but will be announced once confirmed.

J. FINANCIAL

Nothing to report.

K. RULES

Mr. Fannin reported that the Rules Committee is currently in the process of reviewing the rules that were recorded last year.

L. INFRASTRUCTURE

Mr. Prince reported that the Infrastructure Committee reviewed safety concerns related to raised sidewalks throughout the community. Approximately eight areas have been identified as needing repair.

VI. HOMEOWNER SESSION

Nothing to report.

VII. NEXT BOARD MEETING

The next Board meeting has not been scheduled.

VIII. EXECUTIVE SESSION

First Motion
Motion to enter executive session at 3:54pm.

Motion: James Prince
Second: James Fannin
AYEs: Lori Smith, James Prince, James Fannin, Thomas Smith, Michael Bilow, Kathryn Worrell
NAYs: None

▶ ***Resolved***
The motion passed

Second Motion
Motion to exit executive session at 4:36pm.

Motion: James Prince
Second: Lori Smith
AYEs: Lori Smith, James Prince, James Fannin, Thomas Smith, Michael Bilow, Kathryn Worrell
NAYs: None

▶ ***Resolved***
The motion passed

IX. ADJOURNMENT

The meeting was adjourned at 4:36pm.

Motion to adjourn the meeting at 4:36pm.

Motion: James Prince
Second: Lori Smith
AYEs: Lori Smith, James Prince, James Fannin, Thomas Smith, Michael Bilow, Kathryn Worrell
NAYs: None

▶ ***Resolved***
The motion passed

APPROVED

3/18/26
DATE