FirstService RESIDENTIAL

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WYNBROOKE HOMEOWNERS ASSOCIATION, INC.

January Board of Directors Meeting

January 26, 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.

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

The meeting was called to order at 2:30pm.

II. PLEDGE OF ALLIEGENCE

The pledge of allegiance was lead by Mr. Fannin.

III. OLD BUSINESS

A. INSURANCE UPDATE

Mr. Ashworth, Chair of the Insurance Committee, provided an update and introduced Nikki Haddock from McGriff, who attended to review expectations for the upcoming insurance renewal.

Ms. Haddock explained that property coverage continues to be the largest driver of premium costs. For the 2025–2026 term, the Association benefited from a significant decrease in rates due to market improvements and adjustments made during the prior renewal cycle. Between 2018 and 2021, the insurance market was highly unstable, causing substantial rate increases. During those years, no single carrier was able to write the entire property program, requiring the policy to be layered across multiple carriers. As the market stabilized, the program was consolidated back down to one property carrier.

Looking ahead to the 2026 renewal, one of the major factors will be updated property valuations. A recent third-party replacement cost appraisal showed values significantly higher than before. While this increase is substantial, it comes at a favorable time—market rates are continuing to trend downward—so the higher valuations are expected to be largely offset by the lower rates.

For reference, last year's total valuation was $64.0 million, and the most recent appraisal reflects $76.3 million, representing approximately a 26% increase.

Mr. Ashworth noted that he met with the appraisers last week to discuss the valuation jump. The appraisers confirmed that the new figures reflect current market conditions.

The Board signed the letter confirming the values for the appraisal to be used for the renewal.

B. WORK ORDERS

Mr. Fannin reported that the Board continues to work through the backlog of work orders. When the current Board took over, a significant number of outstanding items had accumulated. The committees have been assisting in reviewing and addressing many of these work orders to help bring everything up to date.

C. TREE TRIMMING

Mr. Fannin reported that he has met with three different vendors regarding the upcoming tree trimming needs and expects to have proposals for the Board to review very soon.

D. PENDING PROPOSALS

The Board reviewed proposals presented by management for the siding repair at 146 Wimbledon Way and the concrete repairs at 110 and 112 Wimbledon Way. After discussion, the Board voted to award the siding repair to RG Young and the concrete work to Cantey.

First Motion
Motion to accept proposal from RG Young for siding repairs at 146 Wimbledon Way.

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

▶ ***Resolved***
The motion passed

Second Motion
Motion to accept proposal from Cantey for concrete repairs at 110 & 112 Wimbledon Way.

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

IV. NEW BUSINESS

A. DUES PAYMENTS

Mr. Fannin explained to the community the purpose of the $3 processing fee that appears when making a one-time payment through ClickPay. He also reviewed the payment methods available to avoid this fee:

- **ACH Auto-Draft (Free):** Owners can set up automatic monthly withdrawals from a checking account with no fee.
- **Recurring ACH Payments through ClickPay (Free):** Scheduling recurring payments instead of one-time payments removes the $3 charge.
- **Mailing a Check (Free):** Homeowners may mail a physical check directly to the lockbox address without any processing fee.

B. HOA ATTORNEY

Mr. Fannin noted that, effective immediately, the Board has retained **Winslow Law** as the Association's new HOA attorney.

C. LOANS AND CD'S

Mr. Bilow addressed recent community questions and rumors regarding the Association's roof loan. He clarified that, per last year's audit, a roof loan was taken out in 2017 for $2.6 million at an interest rate of 4.6%, with the loan scheduled to be paid off by the end of 2027.

He also provided an update on the line of credit, which was originally secured for $150,000. The current outstanding balance is $103,000. For 2026, the Board has budgeted to pay off approximately one-third of this remaining balance.

D. AUDIT ENGAGEMENT

Mr. Fannin noted that the Board received the engagement letter from the third party CPA. Mr. Bilow explained that this is a standard engagement letter outlining the services to be provided and the associated costs. The Board agreed to sign the engagement letter.

V. COMMITTEE REPORTS

A. LANDSCAPE

The Landscape Committee reported that new sod has been installed along the area leading out toward Tournament Boulevard. The sod was donated, resulting in no cost to the Association.

The committee also noted that they have recently completed all outstanding 2024 landscape-related work orders.

B. SOCIAL

The Social Committee reported that the recent Blues Party at the Legion was a great event. The Board thanked **Tom Smith** for providing the room and also expressed appreciation to **Debbie Kelly**, **Linda Durant Bilow**, and the rest of the committee for their work in organizing the gathering. Attendees enjoyed the music, and although the Board had hoped for a slightly larger turnout compared to the Christmas event, it was still very successful.

Looking ahead, the committee is tentatively planning a **Spring Fling on March 21st**, the first day of spring. They hope to hold the event at the pool and are working to secure a food truck. There are no Social Committee events planned for February.

C. DECORATING

The Decorating Committee reported that all Christmas decorations were taken down in a timely manner. The Board noted that the committee is always appreciative of decoration donations from homeowners who may be looking to part with items that are still in good condition.

D. SUNSHINE

The Sunshine Committee reported that there was unfortunately a recent death in the community. Residents came together to support the family with a meal train, which was greatly appreciated.

E. BLOCK CAPTAINS

Mr. Fannin noted that the Association is still seeking volunteers to serve as Block Captains.

F. ARC

The ARC Committee reported that they recently conducted site visits for seven units. Of those, two applications were found to be 18–24 months old. The new committee's goal is to complete site visits within 3–4 days of receiving an application. All applications reviewed during this round were approved except for one, which was denied.

G. INSURANCE

The insurance committee update was given during open meeting.

H. HANDYMAN

The Handyman Committee reported that they have been very busy recently. Several mailbox repairs were completed due to rotting wood, along with various other minor maintenance tasks throughout the neighborhood.

The committee also installed a new lending library inside the pool gate.

I. WELCOMING

The Welcoming Committee is in the process of getting started again. No updates were provided at this time.

J. POOL

The Pool Committee reported that they are seeking volunteers to help clean the pool furniture. A request for volunteers will be sent out to the community soon.

VI. HOMEOWNER SESSION

188 Wimbledon Way - Asked for clarification on prioritizing trees touching roofs but asking is there any plan for grinding stumps? Mr. Fannin noted yes, they are working on this. Also asked about mulch. Mr. Fannin advised they are working on bids right now for the community.

402 Warrington Way - Asked for minutes to be posted on portal. Ms. Lewis will make sure these are added.

VII. NEXT BOARD [redacted] ETING

VIII. EXECUTIVE SESSION

First Motion
Motion to enter executive session at 3:49pm.

Motion: Kathryn Worrell
Second: Thomas Smith
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 4:15pm.

Motion: James Fannin
Second: Michael Bilow
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 4:15pm.

Motion to adjourn meeting at 4:15pm.

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

▶ ***Resolved***
The motion passed

APPROVED

2/3/26
DATE