FirstService
RESIDENTIAL

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WYNBROOKE HOMEOWNERS ASSOCIATION, INC.

June Board of Directors Meeting

June 30, 2025 1:00 PM
FirstService Residential
11822 Hwy 17 Bypass S
Murrells Inlet, SC 29576

MINUTES

Directors Present
Gail Addenbrooke - President
Marion Keeble - Member
James Prince - Director at Large
Joseph Galluccio - Vice President/Treasurer

Directors Absent
Walter Mullon - Director at Large

Additional Attendees
Jessie Lewis, Community Manager, FirstService Residential.

I. ESTABLISHMENT OF QUORUM & CALL TO ORDER

The meeting was called to order at 1:00pm.

II. EXECUTIVE SESSION

First Motion
Motion to enter executive session at 1:01pm.

Motion: Joseph Galluccio
Second: Marion Keeble
AYEs: Joseph Galluccio, James Prince, Marion Keeble, Gail Addenbrooke
NAYs: None

▶ *Resolved*
The motion passed

Second Motion
Motion to exit 1:27pm.

Motion: Joseph Galluccio
Second: James Prince
AYEs: Joseph Galluccio, James Prince, Marion Keeble, Gail Addenbrooke
NAYs: None

▶ *Resolved*
The motion passed

III. OLD BUSINESS

A. BAKER ROOFING INSPECTION STATUS

Ms. Addenbrooke confirmed the inspections were all completed. The Board has reviewed the proposal for $39,000 in repairs and voted to table these repairs to be reviewed again in the 2026 budget.

Motion: Gail Addenbrooke
Second: James Prince
AYEs: Gail Addenbrooke, Marion Keeble, James Prince, Joseph Galluccio
NAYs: None

▶ *Resolved*
The motion passed

B. RULES AND REGULATIONS/ FINE POLICY

The Board reviewed the final draft of the updated Rules and Regulations and passed a motion to approve. The guidelines will be recorded and distributed to the community.

Motion: Joseph Galluccio
Second: Gail Addenbrooke
AYEs: Gail Addenbrooke, Marion Keeble, James Prince, Joseph Galluccio
NAYs: None

▶ *Resolved*
The motion passed

C. WATER BILLS

Due to the increasing cost of water and its impact on the community's expenses, residents are encouraged to use water sparingly, particularly during the current period of high temperatures. The Board advises all homeowners to exercise due diligence when using water for lawns, plants, and other non-essential uses.

D. IRRIGATION

History

- In 2023, the Board approved a proposal for the irrigation installation, which specifically noted that lightning protection was not included. The Board President at the time signed the proposal as presented, and no additional coverage was selected or added.
  Following recent damage to the system, management reached out to Conserva, prior vendor, who confirmed that lightning protection was offered but not accepted by the Board at that time.
  To date, irrigation repair costs have totaled approximately $51,000, with an additional $11,000 proposal now received for lightning protection. These repairs have been paid from reserve funds and will be reimbursed if the pending insurance claim is approved. All repairs have been completed, and the system is currently operational.

Motion to borrow money from reserves to pay invoices for irrigation repairs to be immediately paid back upon confirmation of insurance claim.

Motion: Marion Keeble
Second: Joseph Galluccio
AYEs: Gail Addenbrooke, Marion Keeble, James Prince, Joseph Galluccio
NAYs: None

▶ *Resolved*
The motion passed

IV. NEW BUSINESS

A. INSURANCE

The Board discussed the need to obtain a current property appraisal in advance of the 2026–2027 insurance renewal. Having an up-to-date appraisal is essential to ensure accurate replacement cost values are submitted to insurance carriers before they issue quotes.

It was noted that during the 2023–2024 insurance term, an appraisal was not obtained and/or submitted by the Board liaison handling the insurance renewal, before the carriers provided their quotes. In the absence of an official appraisal, the carriers relied on their own internal cost estimators. Although an appraisal was later completed, it was not submitted to the carriers in time to request a return premium. As a result, the

Association was charged approximately $140 per square foot, when the appraisal supported a replacement value closer to $120 per square foot. This contributed significantly to the premium increase experienced that year.

The current Board is committed to ensuring this does not occur again. Property appraisals should be conducted every three years by a qualified provider. The Association utilizes E.F. Hucks for this service, and the Board will ensure the appraisal is completed and submitted in a timely manner for the 2026–2027 policy term.

B. WINDOW SCREENS

The Board directed Management to obtain quotes from RG Young for repairing damaged screens throughout the Association. Management will obtain quotes for the current open work orders.

V. COMMITTEE REPORTS

No reports given.

A. ARC

B. SOCIAL

VI. COMMUNITY SUBMITTED QUESTIONS

Concerns with geese - The Board advised they will contact local agencies to see what options are available.

Concerns with insurance premium renewal - The Board provided insight to this in the meeting minutes under Insurance.

VII. NEXT BOARD MEETING

The next Board of Director's meeting is scheduled for August 26, 2025 at 1:00pm.

VIII. ADJOURNMENT

Motion to adjourn meeting at 2:28pm.

Motion: Marion Keeble
Second: James Prince
AYEs: Gail Addenbrooke, Marion Keeble, James Prince, Joseph Galluccio
NAYs: None

▶ ***Resolved***
The motion passed

Gail C Addenbrooke — 7/16/25

APPROVED — **DATE**