FirstService
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WYNBROOKE HOMEOWNERS ASSOCIATION, INC.

June Board of Directors Meeting

June 24, 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 2:29pm.

II. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Mr. Fannin.

III. OLD BUSINESS

A. FUNGUS ON CRÊPE MYRTLE TREES

Mr. Prince reported that the crepe myrtles were treated for fungus last fall and have recently undergone an additional treatment. After consulting with Clemson, it was recommended that the trees be treated again in the fall, while avoiding any excessive or harmful measures in the interim. The Board will further discuss funding options for ongoing treatments during Executive Session, as this is expected to be a recurring maintenance need. The estimated cost for treatment is approximately $3k–$5k.

B. TRAFFIC STUDY WYNBROOKE BLVD

Mr. Fannin reported that an email was previously sent to residents advising them of the installation of new stop signs along Wynbrooke Boulevard. Following further consideration and continued concerns, the intersection has been modified to a four-way stop to improve traffic control and safety along the boulevard.

C. IRRIGATION UPDATE

Mr. Fannin reported that the irrigation system has experienced intermittent functionality since a recent lightning strike, resulting in ongoing operational issues. Repairs have been actively underway, and the

system is expected to be fully operational by the end of the week. While some areas previously had grounding concerns, all components have now been properly grounded, and no further issues are anticipated moving forward.

D. MULCH UPDATE

Mr. Fannin reported that mulch installation has been completed. The Board is pleased to note that a credit will be received for slightly less than 100 yards of mulch that was not needed.

IV. NEW BUSINESS

A. ASPHALT REPAIRS

Ms. Lewis confirmed that the Board has approved asphalt repairs to be completed by Weaver. The work is tentatively scheduled for July 15, weather permitting. Ms. Lewis will distribute an email to the community with maps and additional details prior to the start of the project.

B. GEESE/ FEEDING WILDLIFE

Mr. Fannin requested that residents provide photos or other supporting documentation when reporting instances of wildlife feeding, including geese. The Association will begin issuing fines to residents found in violation and may report such incidents to the South Carolina Department of Natural Resources (SCDNR) for additional enforcement.

SCDNR has identified approved methods for relocating geese, and the Board is actively working with the agency to explore these options. While relocation is not a permanent solution, as geese may return, it is expected to help mitigate the issue. These measures would not apply to other wildlife, such as swans or ducks.

C. FIREWORKS REMINDER

Mr. Fannin reminded attendees that, with the upcoming Fourth of July holiday, fireworks are prohibited within the Association. A reminder email will be sent to residents to reinforce this policy.

V. COMMITTEE REPORTS

A. LANDSCAPE

Mr. Fannin reported that no additional seeding will take place at this time due to ongoing issues with the geese population damaging newly seeded areas. The committee extended thanks to Rob and Kat Olson for their efforts in placing flowers at the 707 sign. The committee is currently seeking volunteers to assist with planting at the Tournament Boulevard sign. Updates regarding irrigation and mulch were addressed earlier in the meeting minutes.

B. SOCIAL

Ms. Worrell reported that residents should have received an email yesterday regarding the upcoming Fourth of July celebration, which will be held on July 3. Residents are asked to RSVP and to bring toppings and side dishes. Two food trucks—Stella's Ice Cream and Tom's Coffee—will be on site for the event.

C. DECORATING

Ms. Smith reported that the committee will be installing flags this weekend in preparation for the Fourth of July holiday. The same flags used for Memorial Day will be utilized, along with several additional flags.

D. SUNSHINE

Ms. Smith reported that the committee met yesterday. Denise has created a template for potential community magnets to be distributed to residents. The committee also presented a flyer for consideration, which may be posted at the pool to highlight the committee's purpose and activities. Final details are still being developed.

E. ARC

Mr. Fannin reported that the ARC Committee continues to operate efficiently, with applications being reviewed and approved promptly through the electronic ARC system, SmartWebs. The committee is also expected to assist with screen replacements once the related policy is finalized, potentially in coordination with Ace Hardware.

F. INSURANCE

Mr. Fannin reported that all insurance-related items have been completed. He also noted that he has spoken with Nikki about organizing a future town hall meeting to discuss the benefits of H06 insurance policies for homeowners.

G. HANDYMAN

Mr. Fannin reported that the Handyman Committee has completed numerous projects throughout the community, including significant improvements to the pool bathrooms, which are now in excellent condition. The committee remains available to assist homeowners with small projects, which can be requested via email at BOD@Wynbrookehoa.org.

Additionally, Mr. Fannin noted that the Fire Department is available to assist with replacing batteries and smoke detectors. He will obtain and share the appropriate contact information in an upcoming newsletter. This service does not include replacement of hardwired smoke detectors.

H. WELCOMING

Ms. Smith reported that the committee plans to distribute cookies to new homeowners along with the welcome information packets. Terry has met with approximately half of the new residents who have recently joined the community. To date, there have been 11 changes in ownership this year, and he has personally met with six of those homeowners.

I. POOL

Mr. Smith reported that the pool bathrooms have been painted and repaired and are now in excellent condition. The committee is also exploring the addition of electrical service to the gazebo area. A resident who owns a painting company has expressed interest in assisting with painting the exterior portions of the pool facilities.

Additionally, Mr. Smith noted that the existing drainage system in the pool area—approximately one and a half inches wide and intended to drain water from the shower area—is not functioning properly, even after cleaning. As an alternative solution, the committee has decided to move forward with the installation of gutters to address the drainage issue.

Mr. Prince further reported that a drain within the pool was recently found to be cracked. Based on its condition, it does not appear to have been caused by an accident and may have been intentionally damaged. The pool was temporarily closed for repairs; however, the issue was resolved within a few hours, and normal operations have resumed.

Issues related to the gates and power supply were reported. The breaker panel and backup batteries have since been updated, and it is expected that there will be no further issues with the gates malfunctioning or preventing residents from exiting.

J. FINANCIAL

Mr. Bilow reviewed the May financials with the Board. Two questions were raised, including an inquiry regarding pool supply and maintenance expenses, as the report reflects approximately $4,000 for the month. It was noted that this figure may not align with the balance reflected in the main operating account. The matter has been forwarded to the financial manager for clarification and will be followed up accordingly.

Mr. Fannin also stated that the Treasurer should have access to all Association bank accounts. A formal request has been submitted to FSR and is currently under review.

K. RULES

Mr. Fannin reported that the committee's work remains in progress, with no new updates available at this time. He anticipates providing a more detailed update at the next meeting.

L. INFRASTRUCTURE

Mr. Prince reported that asphalt work has been addressed earlier in the meeting minutes. The Board is currently obtaining quotes for sidewalk repairs in eight identified areas throughout the community.

VI. HOMEOWNER SESSION

140 Wimbledon Way - Owner reporting plumbing problem. She had dependable plumbing out on Friday, they did the snaking. Which was difficult due to roots in the system. Owner does not currently have water due to these issues. Mr. Prince will stop by the residence after the meeting to discuss.

VII. NEXT BOARD MEETING

The July Board of Directors meeting is scheduled for July 22, 2026 at 2:30pm.

VIII. EXECUTIVE SESSION

First Motion
Motion to enter executive session at 3:43pm.

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

▶ ***Resolved***
The motion passed

Second Motion
Motion to exit executive session at 4:07pm.

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

▶ ***Resolved***
The motion passed

IX. ADJOURNMENT

The meeting was adjourned at 4:08pm.

Motion to adjourn the meeting at 4:08pm.

Motion: Kathryn Worrell
Second: Thomas Smith

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

▶ ***Resolved***
The motion passed

APPROVED

2/7/26
DATE