WYNBROOKE HOMEOWNERS ASSOCIATION, INC.

May Board of Directors Meeting

May 27, 2025 1:30 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 1:05pm.

II. EXECUTIVE SESSION

First Motion

Motion to enter executive session 1:06pm.

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

▶ ***Resolved***
The motion passed

Second Motion

Motion to exit executive session at 1:11pm.

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

▶ ***Resolved***
The motion passed

III. REPORTS

A. PRESIDENT'S REPORT - GAIL ADDENBROOKE

History

See attached report.

Supporting Documents

Wynbrooke Presidents Statement 5.27.25.pdf 5

IV. OLD BUSINESS

A. BAKER ROOFING INSPECTION STATUS

Ms. Lewis confirmed Quad 4 inspections were completed this month. The repairs from Quad 1 were completed at no cost to the community by Baker roofing. Once a quote for repairs from Quad 2-4 has been provided to the Board, Ms. Lewis will set up a meeting for the Board to discuss with the vendor.

B. MAINTENANCE PROJECT UPDATES

C. RENTALS

Motion to accept rental audit letter to be mailed and emailed to proposed mailing list.

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

▶ ***Resolved***
The motion passed

D. DRYER/ FIREPLACE INSPECTIONS

The deadline for these inspections will be provided in the updated Rules and Regulations coming out very soon. Owners will be required to submit proof of inspection to Management.

E. PARKING UPDATES

History

The Board directed management to obtain a quote for painting curbing in the Windsor's.

F. RULES AND REGULATIONS/ FINE POLICY

The Board has a few more updates to make on the new Rules and Regulations. Once the final draft is approved, the Rules will be recorded with the County and sent out to all owners.

G. LANDSCAPING UPDATES

Ms. Addenbrook advised General Landscaping has recently completed fertilization and will start pruning in the next week. The Board also directed management to obtain recommendations and/or quotes to maintain the soil area in the pond behind the pool on Wild Rye, that washes away.

V. NEW BUSINESS

A. NEW PORCH LIGHTING

The Board completed a walkthrough to mark the number of front porch lights to be replaced throughout the community as this is a reserve item scheduled in 2026. Ms. Lewis will work on obtaining quotes.

B. WATER SHUT OFF THROUGHOUT COMMUNITY

Ms. Addenbrooke informed the Board of a few higher-than-average water bills being charged to the Wynbrooke community. Per Grand Strand Water and Sewer, the Board must inspect for leaks/toilet leaks and notify GSWSA of the findings. Ms. Addenbrooke and Ms. Lewis will work with Vines to have the affected units inspected.

C. UPDATED RESERVE STUDY

The Board reviewed the proposal for a replacement reserve study and tabled this until next year. This will be budgeted for in 2026. The Board also directed Management to get asphalt quotes for items listed in reserve study.

VI. COMMITTEE REPORTS

A. ARC

The ARC committee currently has two outstanding ARC's, both are awaiting additional information to be submitted by the owners.

B. SOCIAL

The social committee will have their first meeting on 5/27/2025 at 3:30.

VII. NEXT BOARD MEETING

The next Board of Director's meeting is scheduled for June 24, 2025.

VIII. ADJOURNMENT

The meeting was adjourned at 2:32pm

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

▶ ***Resolved***
The motion passed

Gail Addenbrooke
APPROVED

June 10, 2025.
DATE

Wynbrooke Presidents Statement 5.27.25.pdf

Presidents Statement 5.27.2025

For the last four months the board has been very busy repairing cement walkways, not only along the boulevard but walkways throughout the community. Safety Issues

In addition, much needed professional tree work has been completed and more to be done. All the crepe myrtles were addressed as well and dead trees removed from the boulevard. All tree work might not be completed this year but will be scheduled as soon as finances allow.

In addition the gables, columns, and louvers were in dire need of painting in the Knowlesy and Windsors and that has been completed.

The Villas and the Loop were done 2 years ago.

We had a lighting strike at the pool which is still being repaired as the lightning damaged the rainmaker system . There is a question regarding the grounding of the unit but Moore's Irrigation is checking on the status of the grounding done by the prior company. We hopefully will have the irrigation up and running very soon.

The landscaping company was out today trimming hedges and we have received numerous compliments on the work of this new company. General Landscaping..

The mulch will be forthcoming and the power washing as well. The Power washing schedule went out but not the mulch schedule as yet.

We have 2 buildings with water main overages and have contacted Vines to see if we can identify shut offs per buildings. We know Pawleys Island , a sister community has done so with the help of residents and a plumber. We could be looking for volunteers to spearhead this job.

We respectfully ask you to address all questions to FSR and not the board members. We do not and will not respond to individual questions and it is imperative to have our managing company address questions as that is what we pay them to do…….

Per Reserve Items

We are getting quotes for porch lighting as needed.

Also mailbox replacements.

We need the community's help to get our rental situation under control . We will be sending out letters but please let us know of rentals that we may not be aware of….

Bakers Roof Inspections

We have not yet met with Baker for the final results of inspections but feel this process is the correct thing to do to prevent and mitigate further leaks .

The Wynbrooke website is not interactive but you can access our documents more easily for review and news. We are new at this and will get better….

Respectfully

Gail C Addenbrooke- President-Wynbrooke HOA