

MARSH SIDE OWNERS ASSOCIATION, INC.
ANNUAL MEETING
DECEMBER 2, 2023

The Annual Meeting of the members of the Marsh Side Owners Association, Inc. was held pursuant to notice on Saturday, December 2, 2023 at 9:30 a.m. at the Hilton Head Library located at 11 Beach City Rd. Hilton Head Is. S.C.

Mitch Hedrick, President of the Board of Directors, called the meeting to order at 9:30 a.m. Mr. Hedrick thanked everyone for coming. Board members present were: Don Brashears, (Finance and Insurance and Capital Projects Committees); Rene Adamowicz (Code Enforcement, Safety and Parking) ; Scott Morris (Finance/ Insurance and Capital Projects Committees) and Rich Hamilton (Capital Project Committee). Also in attendance was Jeff Schirmer, Property Manager-in-Charge and Sobie Zuniga, Assistant Property Manager. Board members absent: Sonja Farr, John Trimble and Denise Sinkavich. Property Manager in Charge Jeff Schirmer certified the number of proxies returned and confirmed a quorum had been established. There was a motion to waive the reading of the 2022 Annual Meeting Minutes, and a second from the floor. **Motion passed.**

Mr. Hedrick announced that there were four (4) Board positions open for the coming year and that there were 5 owners on the ballot that expressed an interest to serve on the Board. He then asked for any nominations from the floor. There were none. Current Board members reelected to the Board included Don Brashears, Scott Morris and Renee Adamowicz. New Board member Blair Streitenberger was also elected. Each of the candidates were elected to a 3 year term. Mr. Hedrick then congratulated newly elected board member Blair Streitenberger.

Mr. Hedrick then called on Mr. Morris to review with the membership the Year-to-Date Financials. He commented that it has been a challenging year the the HOA. He went on to explain that a few of the line items such as water and sewer and refuse realized some usage increases. Overall, Mr. Morris expects an operating shortfall of approximately \$10,000. Mr. Schirmer further explained that our current pest control service informed the HOA that there would be a \$12,000 increase for the coming year. He then informed the membership this prompted him to solicit other bids and he was able to secure a contract with another vendor for essentially the same current contract terms and rate. He also stated that service days will remain the same.

Mr. Morris then went on to discuss the 2024 approved budget. He informed the membership that there will be no increase in the regime fees for the coming year. He further explained the Board was able to offset the operating shortfall with excess cash that was available in the Association's PPP (Covid) Fund. However, with the anticipated increases in supplies and services our vendors are experiencing, the HOA can expect and increase in 2025 somewhere between 2-10%.

With regards to insurance premiums for the coming year, Mr. Morris explained that it is virtually impossible to predict what the HOA's premiums will be for the coming year. Mr. Schirmer did interject that his early discussions with the HOA's broker indicate that current market conditions point to at least a 15% increase for the coming year. Like last year this increase would have to be passed onto the homeowners in the way of a supplemental assessment which would be mailed out mid May.

Mr. Morris then went on to discuss future Capital Projects. He explained that first and foremost the HOA is concerned with keeping enough money in the Capital Funds to cover the insurance deductibles in the event of a catastrophic event. This is approximately \$305,000. He explained with the recent completion of the paving, landscaping/lighting and security camera projects (approximately \$950,000), the Reserve Funds will have been depleted to \$225,000 by year end. With that being said, Mr. Morris indicated that it is the Board's plan to replenish these funds to meet that deductible minimum over the next year or so. He went on to explain that the Board has had several discussions with regards to future Capital Projects such as painting the buildings and refurbishing the tennis courts. He explained that there are several questions and unknowns with regards to painting, and until detailed specifications can be drawn up, it would be difficult to put an accurate estimate on the project. Specifically he referenced the age of the property and wood repairs likely needed prior to painting. It is however likely that with a project of this size and scope, there probably would be the need for an assessment. He said the Board will continue to discuss the options as we move into the new year.

Old Business

There was a brief discussion with regards to the gazebo behind the A-Section. Comments were made about the unsightliness and possible safety issues with the bridges that are connected to the gazebo. Management will take up at the next scheduled Board meeting.

New Business

With regards to the tennis courts, Mr. Schirmer indicated there have been several suggestions with regards on how to best utilize this space. Suggestions included refurbishing the existing tennis courts, adding pickleball courts, a dog park or just adding green space. Mr. Schirmer informed the membership that he will be sending out a survey with the Annual Meeting minutes in January to get homeowner feedback on how to best utilize this space.

There was a brief discussion with regards to adding additional lighting in the back of the property to deter people from neighboring properties from jumping the fence. The Board will address at the next scheduled Board meeting.

There was a couple of comments concerning possible irrigation leaks in the J-Section. Management will follow up with the landscape supervisor.

The Board reminded the homeowners to contact our security service or the Sheriff's office for any noise or nuisance calls if it is after hours.

A motion was made and there was a 2nd to adjourn. **Motion passed with all in favor.**

Meeting adjourned at 10:45.

Respectfully submitted,

Jeff Schirmer
Acting Secretary