

# WP1 HOA Board Meeting

Aug 25, 2018 @ 9:30am Tim, Margaret, Steve, Rick, Leon, Terry, Skype: Henry

## Financials

Checking: \$23,557.70 / Virtus: \$30,285.62

**Motion:** To close Virtus account by Margaret. Tim 2<sup>nd</sup>. Discussion was brief as everyone agreed that dealing with the Virtus account has been a pain. All Yes.

## Roof Cap

An electronic vote was held over the summer to cap the chimneys and eliminate the use of wood burning fireplaces. 94% of ownership voting with 100% of those voting to eliminate the use of wood burning fireplaces. Project is now complete. Owners can now convert flue closet to storage. Official motion to come in afternoon session.

## Elevator Cables

State Inspector says that we need to replace cables ASAP or they will be shut down. This is approx. \$4900.

**Motion:** To bring cables up to code by Steve. Tim 2<sup>nd</sup>. Discussion centered around the fact that it has to be done. All Yes.

## HOA Meeting

Scheduled for Oct 27, 2018 from 9am to 12noon (room reserved until 2pm) at North Myrtle Beach Public Library. Thanks to Randy for reserving. Expected Topics will be:

- Introduction of Alluvia for Property Management
- Strategic Plans
- Budget and Dues
- Election Results
- Rules

## By-Law Update

Leon provided overview of rewrite of By-Laws including the following modifications over the years. Several items have not been formally adopted by the owners. This includes:

- Elected Term Limits of Voting Directors for 3 consecutive elected terms
- Projects in excess of \$5,000 must be voted on by all directors
- Officially recognize Board of Director alternates and the 1 year terms for those seats
- Quorum qualification to 66.6%
- Potential vote on Master Deed change
- HOA Meeting to be held within 8 days of the 4<sup>th</sup> Saturday in October.

## Voting and Election

We will have electronic voting again this year. There are two regular BoD seats currently held by Tim and Steve which will be up for election. The 2 alternate seats are also available for election which are currently held by Terry and Henry. As has been the practice, a vote on maintaining favorable tax status will be on the ballot as required by law. The ByLaws will also be up for approval as a whole.

**Motion:** to expand number of directors from 5 to 7 by Steve. Margaret 2<sup>nd</sup>. Discussion ensued around pros / cons of this. Point was made that this change would be more representative of the owners. Another point was made that 5 is the normal number (4 official officers plus one) – especially for HOAs of our size plus scheduling challenges of 9 people. Pam mentioned that most of her boards are 5 people. Tim/Leon/Rick – No.

## Transition to Alluvia

Pam joined the meeting to discuss transition. In short, Pam has received or is in the process of receiving all information requested by MPM. Pam spent some time with Tammy to learn more about the building.

Highlights of discussion:

- Brian to start full-time at WP1 on Oct 1 to learn the building and assess maintenance needs
- Change to be able to charge interest up to allowable % allowed by law for late dues/assessments in addition to the \$100 late fee.
- Dues are due on 1<sup>st</sup> of month. Late on 16<sup>th</sup>. Interest starts to accrue the following month.
- Estimate of 90 days (Approx Dec 31) to finish assessment and create plan going forward.
- Anticipate presenting options to BoD in Jan with a possible in-person adhoc HOA meeting in Feb/Mar timeframe.

## General BoD Meeting

Reconvened at 1:30pm – Tim, Margaret, Steve, Leon, Rick, Terry, Skype: Henry (6 owners present, 2 on Skype)

## DR Moore Update

Steve will be working with DR Moore on just a few punch list items. If there is an issue, please contact Steve ASAP. Question was raised about the process that was used to award contract. This was explained again.

## Financials

Listed out above. Consensus that dues will need to be raised. Probably by at least \$100/quarter.

## Chimney Cap

Project is complete.

## Flue Closet Conversion

The following **motion** was made by Tim. Steve 2<sup>nd</sup>. Discussion centered around clarification of several items of motion. All – Yes.

Motion: To allow conversion of flue closets to storage at owner expense with qualifications.

Qualification for conversion:

- No additional fenestration access is allowed. This simply means the only access to the closet must be from the current door. You cannot cut a new access from inside your condo.
- It is limited common area and can only be converted to storage. It cannot be additional living area.
- When the flues are cut out there will be holes in the concrete. Both the floor and roof holes must be covered. See below one contractor's process he did at WaterPointe II.
- The current fire doors may not be replaced with non-rated doors until all units in a stack remove their chimney flue's. This final decision will of the door and rating will be up to the Fire Marshal.
- Cosmetics cannot change:
  - It must be a 6-panel door and match all the other doors
  - It must have the same paint color. (we will provide paint number at a later date)
- Locks can change and will be your key.
  - Some owners may not want to add a lock if you use it for a rental storage (your option)
- Some doors have warped and are difficult to open. This is a fenestration and all fenestrations are the responsibility of the owners. You can change the hinges (at your cost) to make it easier to open if you want. We recommend stainless steel hinges.
- Some condos do not have a wall between the balconies. This is the case between the 5 and 6 stacks. In this case you will need to add a wall to prevent people from walking between the two balconies. This added wall is at the owner expense. If two owners next to each other add the wall, I would recommend sharing the expense.
- Check with your contractor for the need for building permits or code requirements.

Moshe volunteered to lead effort to coordinate a mass number of owners if they are interested.

## Elevators

The South elevator cab has been rebuilt.

## ByLaw Discussion

Leon quickly reviewed ByLaw revision and potential Master Deed change. Details above.

## Owner Welcome Packs

Terry discussed that he is putting together a new owner information pack and the process to get it to new owners.

## Parking Discussion

There was a discussion around the service vehicle parking area currently located under the pool near the pool equipment room.

**Motion:** to merge the service vehicle parking with the loading zone by Tim. Margaret 2<sup>nd</sup>. No discussion. All – Yes.