

**Mixson Row Homeowners Association, LLC**  
**Initial Organizational and Board Election Special Meeting**  
Open Session Minutes  
Keith Summey North Charleston Library  
3503 Rivers Avenue, North Charleston, SC 29405  
Wednesday, 21 February 2024 6:00PM

**Attendance**

Miranda Dudley, HOA Manager, Leasing and Management  
Sean A. O'Connor, HOA Attorney, Clarkson, McAlonis, & O'Connor, P.C.  
Trevor Etminan, President, Mixson Assembly Homeowners Association  
12 of 18 Incorporated Members (9 in person, 3 by proxy)

**Call to Order/Verification of Quorum**

Miranda Dudley called the meeting to order at 6:05PM and verified that two-thirds quorum was achieved by those in attendance and proxies as submitted.

**Introductions**

Miranda introduced the management team, special guest, and Candidates running for the Board of Directors. Each Candidate was provided an opportunity to address those present.

**General Discussion**

Members in attendance were provided an opportunity to discuss concerns with the management team and special guest present regarding:

- Board of Directors nominees and election,
- Proposed amendment to incorporate 62 townhomes excluded by Declarant,
- Draft budget for annual assessment with assumption of full 80 townhomes incorporated,
- Parking issues on Marblehead and required right of way for emergency vehicles.

**Vote for Amendment to the CC&Rs**

Members in attendance agreed to proceed with an amendment to the CC&Rs to allow the excluded 62 units to be added to Mixson Row.

**Nominations from the Floor / Close of Nominations / Collection of Ballots**

Miranda asked if there were any nominations from the floor. Michael Polens was nominated from the floor, Nominations were closed, and ballots were collected.

**Election Results**

Miranda announced the election results and congratulated those newly elected to the board. With 5 seats open for election, **Brian Pecor**, **Elizabeth Goodrich**, **Michael Polens**, and **Courtney Koronkowski** received the highest number of votes and hereby were elected to the Board of Directors to serve until the next annual meeting or until such re-election is held, leaving 1 seat open.

**Next Meeting**

To be finalized at later date once proposed amendment drafted.

**Adjournment**

With no further business to discuss, Miranda Dudley adjourned the meeting at 7:11PM.

**Mixson Row Homeowners Association, LLC**  
**Initial Organizational Board Meeting**  
Executive Session Minutes  
Keith Summey North Charleston Library  
3503 Rivers Avenue, North Charleston, SC 29405  
Wednesday, 21 February 2024 7:00PM

**Attendance**

Miranda Dudley, HOA Manager, Leasing and Management  
Brian Pecor, elected Board of Directors member  
Elizabeth Goodrich, elected Board of Directors member  
Courtney Koronkowski, elected Board of Directors member  
Michael Polens, elected Board of Directors member

**Call to Order**

Miranda Dudley called the meeting to order at 7:11PM and verified all elected Board of Director members were in attendance.

**Board of Directors Appointments**

The elected members of the Board of Directors were appointed as below, leaving one Voting Member seat open.

President: Brian Pecor  
Treasurer: Elizabeth Goodrich  
Secretary: Courtney Koronkowski  
Voting Member: Michael Polens

**Next Meeting**

To be finalized at later date but within three weeks hereafter.

**Adjournment**

With no further business to discuss, Miranda Dudley adjourned the meeting at 7:15PM.

Respectfully submitted by:



Courtney Koronkowski  
Recording Secretary  
Mixson Row Homeowners Association, LLC  
**Approved 05 March 2024**