

Mixson Row Homeowners Association, LLC
Initial Board Meeting

Executive Session Minutes

4414 Avery Avenue, North Charleston, SC 29405

Tuesday, 5 March 2024 6:00PM

Attendance

Brian Pecor, President

Elizabeth Goodrich, Treasurer

Courtney Koronkowski, Secretary

Michael Polens, Voting Member

Miranda Dudley, HOA Manager, Leasing and Management

Trever Etminan, President, Mixson Assembly Homeowners Association

Call to Order/Verification of Quorum

Brian Pecor called the meeting to order at 6:00PM and verified all elected Board of Director members were in attendance.

Introduction of Mixson Row Board Meetings

Brian introduced the Mixson Row Board Meetings protocols/process and recapped the roles of the elected Board of Directors.

Review of Minutes

Courtney Koronkowski presented the 21 February 2024 Special meeting minutes draft and asked if there were any amendments.

Brian moved to approve the draft with the following addition:

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.

Michael Pelons seconded; the motion passed unanimously.

Treasurer's Report

The following concerns were discussed in relation to current and future budgets:

- Exterior painting postponed for 2025 budget. Quotes have been requested for total 80 units and by building.
- Power washing to be reflected in 2024 budget. Quotes have been requested for total 80 units and by building.
- Landscaping to be reflected in 2024 budget. Contract with Yellowstone through June and then contract with Manale to be established for needs outside of Assembly HOA contract (such as additional pine straw application or plant replacement).
- Termite bonds to be reflected in 2024 budget. Current expirations under review for 62 excluded units and responsible party for fee.
- Irrigation for Marblehead to be reflected in 2024 budget. Currently shut off and only being assessed base meter costs. Assessment of system to be requested from Yellowstone for current state, repairs needed, costs, etc. Row CC&Rs under review if varied assessment allowed; if not, Assembly HOA Board open to adding under community assessment variance instead.
- Legal costs and responsible party resulting from Brian Sweeney's investigation/complaints are under review.

Elizabeth Goodrich to draft 2024 budget for 18 current townhomes to be presented at a Special meeting and concurrently draft 2024 budget for 80 total units to be presented at an Annual meeting after amendment approved.

Amendment to the CC&Rs

Brian moved to proceed with requesting HOA Attorney, Sean A. O'Connor of Clarkson, McAlonis, & O'Connor, P.C., to draft a Supplemental Declaration to the CC&Rs allowing the excluded 62 units to be added to Mixson Row and for those owners to become Members once they have signed the individual Consent to Declaration to be voted on at a Special meeting by those 18 incorporated Members.

Elizabeth seconded; the motion passed unanimously.

Options for signing for the 62 excluded units to be clarified with HOA attorney.

General Updates/Open Discussion

The following concerns were discussed in relation to current and future projects:

- Special meeting to be held to present the 2024 budget for 18 incorporated townhomes and hold vote on drafted amendment; notice to be drafted and issued 45 days prior.
- Canvassing townhomes weeks before and after Special meeting; letter/FAQ to be drafted for distribution.
- Parking on Marblehead Lane and Summey Street must comply with minimum road width of 20' as required for all fire access lanes; letter to be drafted for distribution to those in violation/blocking right of way. "No on street parking" signage to be placed in weeks following with Assembly HOA Board open to coordinating.
- A request has been sent regarding insurance coverage for Board members.
- Coordination with Assembly HOA Board regarding finishing the fence along Adri Alley and behind the townhomes on Mixson Avenue has been tabled until after amendment approved.
- Neighborhood Crime Watch coordination with Assembly HOA Board (signage, training, etc.) has been tabled until after amendment approved.
- Short-term rentals are being assessed and fined accordingly by the Assembly HOA Board. Complaints are to be filed with the City of North Charleston and/or the North Charleston Police Department as needed.

Next Meetings

The next Board meeting was set for 18 April 2024 at 6:00PM.

The next Special meeting was set for 8 May 2024 at 6:00PM (notice to be issued no later than 23 March).

The Annual meeting to be finalized at later date after amendment approved.

Adjournment

With no further business to discuss, Brian Pecor adjourned the meeting at 7:38PM.

Respectfully submitted by:



Courtney Koronkowski
Recording Secretary

Mixson Row Homeowners Association, LLC

Approved 18 April 2024