

Mixson Row Homeowners Association, LLC
Monthly Board Meeting
Executive Session Minutes
4414 Avery Avenue, North Charleston, SC 29405
Wednesday, 11 September 2024 6:30PM

Attendance

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

Call to Order/Verification of Quorum

Brian Pecor called the meeting to order at 6:35PM and verified all elected Board of Director members in attendance.

Review of Minutes

Courtney Koronkowski confirmed the June 2024 Board meeting minutes draft was reviewed and approved digitally.

The board did not hold monthly board meetings in July and August due to extenuating circumstances; however, communication continued and virtual meetings were held by the Board with HOA attorneys and management regarding third party delays preventing next steps for incorporating excluded units.

Treasurer's Report

Elizabeth Goodrich provided updates regarding current delinquency report.

- 4416 Avery Avenue foreclosure notices issued by HOA attorney on behalf of both Assembly and Row HOAs.
- 4427 Marblehead Lane in Collections; currently on market.

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

- Row HOA Reserve Study is imperative after excluded units are incorporated to ensure budget reflects accurate costs for the sub-association only (painting, extra services outside of general landscaping covered by Assembly, etc.).

Consent to Declaration of Covenants, Restrictions and Easements for Mixson Row Homes

- Requested deadline to be added within 30 days - Monday, 14 October.
- Notices drafted to be sent with Letter to Members and Consent to Declaration to both included and excluded members.
- Library meeting room tentatively reserved for Special meeting so excluded townhome owners can have their consents signed, witnessed, and notarized. The notary will be located and paid for by the Board.

General Updates/Open Discussion

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

- General landscaping was officially under the Assembly contract effective 1 August. Due to complaints of sporadic or lack of servicing for Avery Avenue and Marblehead Lane since that time, the Board followed up with Leasing and Management, the Assembly Board, and Manale Landscaping. The outstanding properties were addressed within 48 hours.

Next Meetings

The next Special meeting (notary signing event) tentatively set for 10 October at 6:00PM.

The next Board meeting tentatively set for 15 October at 6:00PM.

The 2024 Annual meeting to be finalized at later date.

Adjournment

With no further business to discuss, Brian adjourned the meeting at 7:52PM.

Respectfully submitted by:



Courtney Koronkowski
Recording Secretary
Mixson Row Homeowners Association, LLC
Approved 29 October 2024