

**Mixson Row Homeowners Association, LLC**  
**Monthly Board Meeting**  
Executive Session Minutes  
4414 Avery Avenue, North Charleston, SC 29405  
Monday, 2 December 2024 6:30PM

**Attendance**

Brian Pecor, President  
Elizabeth Goodrich, Treasurer  
Courtney Koronkowski, Secretary (via Zoom)  
Michael Polens, Voting Member

**Call to Order/Verification of Quorum**

Brian Pecor called the meeting to order at 6:30PM and verified all elected Board of Director members in attendance.

**Review of Minutes**

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

**Third Amendment to Declaration of Covenants, Restrictions and Easements for Mixson Row Homes**

Michael Polen motioned to pursue dissolution of the Mixson Row Homeowners Association by termination of the Covenants, Restrictions and Easements for Mixson Row Homes.

Courtney seconded; the motion pass unanimously.

- Update and special meeting notices to be drafted by HOA Attorney to all included and excluded members and issued before end of the month/year if possible but beginning of next month/year at the latest to ensure timely conclusion of this long-outstanding matter.

**Treasurer's Report**

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

- Still awaiting response from HOA Manager regarding current collections status and process, as well as discrepancies with delinquency reports.
- Potential recoup of all legal costs for 2023 investigation/complaints and 2024 attempt to incorporate excluded units due to declarant mistake or oversight to be further reviewed at later date.
- The below Mixson Row responsibilities (excluding costs of maintaining separate HOA and those responsibilities that would otherwise fall under the master HOA) are to be further discussed with the Mixson Assembly Board during a Joint Special meeting.
  - Accounting - annual tax preparation
  - Pest Control - annual termite bond inspection and renewal
  - Pressure Washing - pressure washing each building 1x annually
  - Irrigation Maintenance - maintaining irrigation on Marblehead Lane
  - Utilities (Water & Sewer, Electric) - maintaining irrigation on Marblehead Lane
  - Reserve Funding - if/when applicable after Reserve Study completed (if necessary) or further funding required for potential future projects (audit and repair of irrigation on Marblehead Lane, irrigation for rest of Row, general improvements to common areas, exterior painting/roof replacement if resolution created and then approved by majority of owners, etc.)

**Next Meetings**

The next Board meetings to be finalized at later date.

The 2025 Annual/Special meeting to be finalized at later date.

**Adjournment**

With no further business to discuss, Brian adjourned the meeting at 7:30PM.

Respectfully submitted by:



Courtney Koronkowski  
Recording Secretary  
Mixson Row Homeowners Association, LLC  
**Approved 03 January 2025**