

Mixson Row Homeowners Association, LLC
Monthly Board Meeting
Executive Session Minutes
4410 Avery Avenue, North Charleston, SC 29405
Tuesday, 14 May 2024 6:00PM

Attendance

Brian Pecor, President
Elizabeth Goodrich, Treasurer
Courtney Koronkowski, Secretary
Miranda Dudley, HOA Manager, Leasing and Management (via Zoom)

Call to Order/Verification of Quorum

Brian Pecor called the meeting to order at 6:02PM and verified that two-thirds quorum was achieved by those Board of Director members in attendance.

Review of Minutes

Courtney Koronkowski presented the April 2024 Board meeting and May Special meeting minutes drafts and asked if there were any amendments.

Brian moved to approve the drafts.

Elizabeth Goodrich seconded; the motion passed unanimously.

Treasurer's Report

Elizabeth requested a vote to pay the 2024 termite bonds for all 79 units intended to be included in Mixson Row.

Brian moved to approve paying the termite bonds.

Courtney seconded; the motion passed unanimously.

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

- Comparison 2024 budgets for 18 current units and 79 total units were drafted. Projected assessment for only 18 units will more than double current monthly assessment, while projected assessment for all 79 units will be reduced to under \$100.
- Irrigation for Marblehead assessment was requested under the current landscaping contract with Yellowstone, and minor repairs were completed. Performance and related utilities will be monitored going forward.

General Updates/Open Discussion

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

- Notice to be drafted and mailed with ballot & amendment to remaining Row members in good standing.
- Canvassing excluded 61 units to be addressed once outstanding ballots received and next steps confirmed with HOA Attorney.

Next Meetings


The next Board meeting was tentatively set for 6 June at 6:00PM.

The next Special meeting and 2024 Annual meeting to be finalized at later date.

Adjournment

With no further business to discuss, Brian adjourned the meeting at 7:24PM.

Respectfully submitted by:

A handwritten signature in black ink that reads "Courtney R. Koronkowski". The signature is written in a cursive, flowing style.

Courtney Koronkowski
Recording Secretary
Mixson Row Homeowners Association, LLC
Approved 06 June 2024