

Mixson Row Homeowners Association, LLC
Monthly Board Meeting
Executive Session Minutes
4414 Avery Avenue, North Charleston, SC 29405
Tuesday, 29 October 2024 6:30PM

Attendance

Brian Pecor, President
Elizabeth Goodrich, Treasurer
Courtney Koronkowski, Secretary

Call to Order/Verification of Quorum

Brian Pecor called the meeting to order at 6:22PM and verified that two-thirds quorum was achieved by those Board of Director members in attendance.

Review of Minutes

Courtney Koronkowski presented the September 2024 Board meeting minutes draft and asked if there were any amendments.

Brian moved to approve the draft.

Elizabeth Goodrich seconded; the motion passed unanimously

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

- Special meetings were held on Thursday, 17 October and Thursday, 24 October for excluded townhome owners to have their consents signed, witnessed, and notarized by a notary located and paid for by the Board.
- At least 2 members of the Board were present at each meeting to address any questions and concerns.
- 7 owners took advantage of these meetings to submit their consents, which will be forwarded on to the HOA attorney by the Board.
- Requested confirmation from HOA attorney for number of consents received directly.

SC Corporate Transparency Act BOI Registration

The Board will seek further confirmation with the HOA attorney how to proceed regarding registration and/or exemption.

Treasurer's Report

Elizabeth Goodrich motioned to retain previous budget and assessment for remainder of 2024 due to delays in incorporating excluded members.

Courtney seconded; the motion passed unanimously.

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

- Separate budget meeting to be held to finalize projected 2025 budget to present at annual meeting.
- Request was sent to HOA management and attorney to confirm regarding Outstanding Collections for 4427 Marblehead now that it has been sold.

Next Meetings

The budget meeting was set for 13 November 5:45PM.

The next Board meeting was set for 19 November at 6:00PM.

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

Adjournment

With no further business to discuss, Brian adjourned the meeting at 7:00PM.

Respectfully submitted by:



Courtney Koronkowski
Recording Secretary
Mixson Row Homeowners Association, LLC
Approved 19 November 2024