

*Riverwalk II Homeowners Association, Inc.*

---

Board of Directors Meeting  
*February 7, 2018*

MINUTES

- I. Call to Order - Pursuant to call, a meeting of the Riverwalk II Homeowners Association, Inc. Board of Directors was conducted on Wednesday, February 7, 2018 commencing at 9:00 A.m. at the offices of Pinnacle Real Estate Management LLC., 1039 44<sup>th</sup> Ave. North, Myrtle Beach, South Carolina.

The following *Directors of the Association* were present for discussion:

BEVERLY DUDAS	PRESIDENT / TREASURER
CATHERINE BERTOLINO	VICE PRESIDENT
LEO STONE	SECRETARY
PHYLLIS HARGROVE	DIRECTOR AT LARGE
DAVID SCHNECK	DIRECTOR AT LARGE

Representing Pinnacle Real Estate Management were John Johansen, Vice President, and Amberlee Davis, Executive Liaison.

- II. Approval of Minutes – The minutes for November BOD meeting were not prepared by Ally Management.
- III. Financials –The Board reviewed the December 31st, 2017 financials.
- IV. Old Business
- a. Send out for bid the plastering of pool, repair of grout around tiles/Paint and repair concrete deck around pool.  
**Upon a motion by Mrs. Bertolino, a second by Mrs. Hargrove, with unanimous approval, it was;**  
  
**MOVED: To accept Gunther Pools proposal to resurface the pool at \$6980.00, replace heater for spa \$3,100.00, and leak detect the spa at \$600.00. (Exhibit A)**
  - b. Bid for replacement of Spa Heater – Approved quote as seen in Exhibit A with pending questions for Gunther as follows:

- Heater type
- Techniques for leak detection
- Price for further detection

Attorney opinion on the responsibility of repairs, insurance, termite bond on the limited common area garages –

**Upon a motion by Mrs. Bertolino, a second by Mrs. Hargrove, with unanimous approval, it was;**

**MOVED: To solicit Scott Umstead for a legal opinion of the limited common area garages.**

c. Landscaping Bids-

**Upon a motion by Mr. Stone, a second by Mrs. Hargrove, with unanimous approval, it was;**

**MOVED: To keep U.S. Lawns for another 30-60 days evaluating their performance.**

d. Common Area air conditioning line cleanout – The discussion was tabled.

e. Building Addresses – Management to obtain quotes for replacement of same signs.

f. Bids for Carpet replacement 1st 2nd 3rd floor in 1529 and 2nd and 3rd floor in 1533 -

**Upon a motion by Mrs. Bertolino, a second by Mrs. Hargrove, with unanimous approval, it was;**

**MOVED: To accept D.R. Moore's proposal to replace the carpeting and moisture barrier on 1st 2nd 3rd floor in 1529 and 2nd and 3rd floor in 1533 at \$7050.00. (Exhibit A)**

g. Insurance Quotes – Management to seek proposals from insurance carriers to renew the policy and report back to the BOD.

- V. Management Report – Ms. Davis gave a report on the management and maintenance tasks that have been performed.

VI. New Business

- a. Open Board Meetings –The Board will have the Annual Meeting and possibly one Town Hall Meeting a year. Anyone who has questions for the BOD may write the Management Company with their concerns to present to the BOD at any time.
- b. Elevator Contracts Cancellations- Management will look into building 13 elevator contract for a contractual agreement in writing.
- c. Construction Defects – All construction defects have been addressed as seen in the Venture Report to date. The litigation is ongoing with a TBD date for the next court hearing.
- d. Other –

- Audit – The Board would like to use Andy Thompson for the Annual Audit of the 2017 financials.
- Riffraff- The Board would like to have U.S. Lawns look at the rock by the Intercostal Water Way to determine if replenishment is necessary.
- HTC- Management is to research a valid contractual agreement with HTC to verify Ally Management signed the contract on behalf of the BOD
- Termite Bond – Management is to ask Erlich if they would perform the termite bond.
- Rules and Regulations –

**Upon a motion by Mrs. Bertolino, a second by Mrs. Hargrove, with unanimous approval, it was;**

**MOVED: To accept the new rules and regulations proposed by the BOD that will be mailed out via USPS to the membership. (Exhibit C)**

- Balcony LVL Beams -  
Upon a motion by Mrs. Bertolino, a second by Mrs. Hargrove, with unanimous approval, it was;

**MOVED: To expose the LVL beams in buildings 1529, 1530, 1538, 1537, and 1533 for evidence of water intrusion.**

VII. Next Meeting Date – The next meeting will be May 9, 2018 at 10:00 AM.

VIII. Adjournment – There being no further business to be discussed, upon a motion by Mr. Stone, a second by Mr. Bertolino, and with unanimous approval, it was;

MOVED: To adjourn the meeting at 1:34 p.m.

---

Amberlee Davis, Recording Secretary