

January 23, 2007

Motion: Mr. Coon made a motion that the Board permit the pig roaster, and any other equipment owned by a lot owner, to remain in the storage area so long as such equipment is made available to the resort on a communal basis.

Motion: Mr. Coon made a motion that, as of April 15, 2007, each owner who wishes to permit a guest's motorcoach to occupy the owner's lot in the absence of the owner's motorhome shall certify in writing to the resort his or her desire to do so, and shall further certify that the owner is not receiving any payment, other consideration, or gift, either directly or indirectly, in exchange for the use of said lot; and it is further resolved, that said guest shall also so certify at the time of check-in. Failure to provide either of said certifications shall result in refusal of said guest's admission to the resort until said guest shall have rented a lot from the resort in the usual manner.

Amendment to Motion: Mr. Coon amended the motion so as to exclude as compensation the trading of days by an owner of a lot in our resort for days at a lot owned by another owner in another RV resort.

Motion: Mr. Decker made a motion that the Board adopts a policy that upon discovery of an owner's non-compliance with PEC guidelines, or with the owner's submitted and approved application, the owner will be notified in writing of the infraction(s) in question. The written notice shall detail the steps required to be taken within 90 days in order to comply with the PEC regulations. If the required action is not taken within that time period the matter shall be referred to our attorney for legal action.

Motion: Mr. Decker made a motion that an owner shall make a refundable deposit for trees to be removed; \$200 for trees less than 14" in diameter (15 gal. tree replacement required) and \$500 for trees more than 14" in diameter (30 gal. tree replacement required) per PEC Guidelines. The deposit will be refunded upon PEC inspection and finding the required tree(s) has been planted.

Motion: Mr. Decker made a motion that the Board decline to identify the area behind lot 147 on the resort's maps and brochures as a "lagoon" area.

February 27, 2007

Motion: Mr. Coon moved to transfer \$20,000 from LLC in a one time lump sum to the POA Operating checking account to provide a cushion in that account.

Motion: Bob Coon moved to purchase the Hilton Head Company, Inc. Covenants from Property Research Holdings for an amount not to exceed \$3,000 plus legal fees.

Motion: Bob Coon moved that our Guest of Owner authorization form will not apply to any lot owned by an RV dealer which makes the lot available without charge.

Motion: Bob Coon made a motion to issue a disclaimer on the Outdoor Resorts Official Website that the questions and answers appearing on the Yahoo site, compiled by Mary Jo Brown, does not contain input from all owners in the resort.

March 27, 2007

Motion: To allocate \$3500 from the Capital budget for Atlas Surveying to create control points throughout the park.

Motion: To define the word “structure” in the Covenants as “habitable, and in excess of 56” high”.

Motion: To approve entertainment units attached to the pads that may contain items approved on a lot by lot basis, i.e., cabinets, sinks that are plumbed to code, and non-wood burning units for fire; they are to be include within the 1500 sq.ft. of allowable impervious material, and are to be designed to blend in with the landscape, and compatible with materials and colors currently accepted and approved within the resort. Guidelines are to follow.

May 1, 2007

Motion: That a letter be sent to Savannah Hardscapes stating that the new Board has reviewed our policies, and that we understand their problems. The proposed fine is to be waived, and the new contractor hours will be from 8:00 A.M. to 5:00 P.M. Future violations will be enforced against the surety bond that Savannah Hardscapes has put up, and the resort will not tolerate any deviation from the PEC Guidelines, which includes beginning work without a permit.

Motion: Contractors will be allowed to work in the resort from 8:00 am to 5:00 pm Monday through Saturday. There will be no work allowed on Sundays and holidays, i.e. New Year’s Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. In addition, the manager will have discretionary power to extend these hours on an emergency basis.

Policy on Providing Sewer Service to Lots:

Motion: If the break occurs on private property, repair is the responsibility of the lot owner. If the problem occurs to the main line on common property, repair is the responsibility of the Association.

Motion: To transfer \$16,000 of the \$21,000 remaining 2006 profit from the LLC into the POA’s capital account for the purpose of fully funding the proposed kitchen upgrade.

May 22, 2007

Motion: To rescind the previously approved motion regarding contractor’s Saturday hours. The new motion will state as follows:

Contractors will be allowed to work in the resort from 8:00 A.M to 5:00 P.M. Monday through Saturday. Work between 8:00 and 9:00 A.M. every day, and all day on Saturdays, must be non-intrusive, and produce no noise, dirt or dust. No work shall be allowed on Sundays and holidays i.e. New Year’s Day, Easter Sunday, Memorial Day,

Independence Day, Labor Day, Thanksgiving, and Christmas Day. The Manager shall have discretion to extend these hours on an emergency basis.

Encroachment onto Common Area behind Lot 105:

It was agreed that owners must comply with their property enhancement applications, and that all owners should be treated equally. Jeff Titus suggested that the owner and contractor be fined and Chuck Ellsworth concurred.

Motion: To send a letter to both the owner and contractor stating the violation and requesting owner compliance within 30 days. In the event of non-compliance a fine to the contractor may range from \$500 to \$10,000.

Encroachment onto Common Area behind Lot 112:

Motion: To approve the proposal of Mr. & Mrs. Safranek to improve their property, with the exception that they may not pave between the two triangles at the back of the property, as shown on their property enhancement application.

Motion: To bill owners for debris removal adopting the rates and provisions as specified by the Resort Manager.

July 31, 2007

Motion: To authorize funds for an as built survey, a tree & topographical survey, and an appraisal, for both the clubhouse and the front office building.

Motion: To reduce the surety bond required from our contractors from \$10,000 to \$5,000, so long as appropriate general liability insurance coverage is maintained.

Motion: That when an owner requests to remove a tree in the Resort the decision as to whether or not a replacement shall be required shall be left to Woody Morris, of Treestock Enterprises, or other licensed arborist.

Motion: That, in order to prevent a conflict of interest, the manager shall not serve on the Grievance Committee, and that said Committee shall consist of two members of the Board of Directors (one of whom shall serve as the chairperson) and another owner, not a member of said Board who shall be chosen by the two members of the Committee who are Board Members.

Motion: That when an owner and the Property Enhancement Committee are unable to agree as to whether a tree shall be removed, the resort will retain Woody Morris, Treestock Enterprises, at the expense of the owner, to render an opinion on the matter, and his opinion shall be binding upon both parties.

September 20, 2007

Motion: That we purchase the golf cart recommended by Mr. Coon for \$4,500 plus sales tax, to be paid for by the LLC.

Motion: To increase the amount of \$15,000 budgeted for fire hydrants by an additional \$6,000.

Motion: To proceed with the rear gate and storage area project, and to fund it by using (a) the \$10,500 set aside in the capital budget for the turn area and exit gate, and the \$3,500 set aside for lots A & B, (b) the \$8,000 that was previously transferred to the Wachovia reserve account, and (c) the balance of about \$3,300 out of the \$7,000 that was set aside in the capital budget for the vehicle and trailer but that will not be used for that purpose.

Motion: To approve up to \$5,000 for Vance Holbrook to do preliminary blue prints for the clubhouse renovation.

October 24, 2007

Motion: That the Resort Manager will have the water meters on owner's property read at least twice annually.

Motion: To increase the quarterly maintenance fee by \$45.00 (10%), and otherwise to approve the income and expense items as presented, resulting in additional funds for capital projects, all to become effective as of January 1, 2008.

Motion: To suspend the transfer of \$13,143.75 in October and November from the POA operating account to the POA capital account, in view of the budgetary situation for 2007.

November 10, 2007

Motion: That we not make the usual transfer from the POA's operating account to its capital account in either November or December, in order to offset the deficit that we have incurred in the POA's operating account.

Motion: To appropriate up to \$50,000 to have final Plans A and B drawn up by an architect, and to assess each lot owner up to \$100 for the purpose.

December 18, 2007

Motion: That the Board enact an assessment in the amount of \$600 per owner in order to finance the repaving of phases 3, 4 and 5, the front entrance roads, and the clubhouse parking lot. Owners shall be given the option of paying either a lump sum of \$600, or else four quarterly installments of \$162.50 each. The proceeds of this assessment shall be placed in a segregated account, which shall be used solely for the purpose of paying the expenses of this project. A construction loan shall be taken out from Carolina First Bank in order to finance this expense on behalf of those owners who do not pay this assessment promptly in one lump sum. Any funds remaining in the segregated account after all assessments have been collected and all expenses of this project have been paid shall be returned to the owners.

Motion: That only 20 gallon, portable propane tanks shall be allowed on our lots, and that such tanks may not be buried.

Motion: That the tree policy be revised, so that the initial decision as to whether a tree shall be removed, and whether a replacement is to be required, shall be made by the PEC; that an owner may appeal an adverse decision of the PEC to the Grievance Committee; and that an owner may appeal an adverse decision of the Grievance Committee to the Board of Directors, which may or may not hear said appeal, in its discretion.

Motion: To approve the payment of the entire cost of health insurance coverage for Suzanne Bishop and her two sons for the period from April 1, 2007 through March 31, 2008.

January 22, 2008

Motion: That Rick Haight will propose to Mr. Smith's attorney that the suit be settled if, inter alia, Mr. Smith complies with the 1400 sq. ft. rule, conforms to the 3' rule, and removes the stone wall, the planter, and the encroaching part of the pond; agreement to this proposal must be received within 48 hours or the offer will be withdrawn.

February 5, 2008

Motion: To accept the recommendation of the Paving Committee, and to award the bid to Southeastern Asphalt Paving, LLC, to repave phases 3, 4 and 5 of the resort, the front entrance, and the clubhouse parking lot.

Motion: To proceed with the repaving of phases 1, 2 and 6, as well as the loop around the clubhouse, as recommended by the Paving Committee. Any money remaining in the repaving assessment account at the completion of paving phases 3, 4 and 5, and the entrance and exit roads, will be returned to the owners. However, each owner will be contacted individually by letter, and will be given the opportunity to apply his or her refund to the additional paving costs. The balance of the money required will be obtained from Carolina First Bank in the form of a construction loan.

February 26, 2008

Motion: To take out a construction loan of up to \$150,000, to be used to repave phases 1, 2 and 6.

Motion: To approve the appropriation of up to \$25,000 for working drawings and engineering work concerning the proposed renovation of the lower floor of the clubhouse.

March 25, 2008

Motion: To adopt rate increases as follows: Forest Lots \$55.00; Clubhouse Lots \$60.00; Lake View Lots \$65.00; Lake Front Lots \$65.00; to be effective April 1, 2008; all current reservations to be honored at the rates quoted.

Motion: To add to the Property Enhancement Guidelines at **(g) FIREPLACES AND FIRE PITS, AT THE END OF ITEM 4):** a BURIED TANK MUST HAVE WRITTEN Town approval and a Town permit. Also to add to the Pad Contractors Summary of Procedures & Guidelines, page 1: **Contractors Responsibilities re Roads:** 1) New concrete or pavers being placed for pad improvement must be flush with the existing asphalt pavement elevation; 2) The joint must be saw cut at the edge of the existing roadway; 3) Any damage to the new roadway will be repaired by the Resort at the Owner's expense. In addition, on page 2 of 5 of the Pad Contractors Summary of Procedures & Guidelines, under **Contractor Responsibilities,** delete bulleted items 3, 7 and 11.

April 1, 2008

Motion: That any excess assessments of owners for the calendar year 2007 that were not actually used in that year for the purposes of managing, operating, maintaining and replacing the common elements of the resort's property shall be applied against assessments for the calendar year 2008.

April 5, 2008

Motion: To approve the renovation and an expenditure, not to exceed \$330,000, for the renovation of the clubhouse; a) obtain and submit working drawings for no less than 3 independent contractor bids; b) award a contract to the successful bidder to renovate the building for completion not later than March 31, 2009; the construction and costing to be overseen, without personal liability, by the Renovation Committee; c) the funding of the renovation to be procured under a construction to permanent loan from a commercial lender under a 20 year amortization loan program and not by Special Assessment.

Motion: That there be no refund of the original \$600 assessment; these monies to be used toward the repayment of the \$105,000 construction loan, obtained for the purpose of paving phases 1, 2 and 6.

May 23, 2008

Motion: Effective July 1, 2008, owners will be requested to pay \$5.00 per day for storage of boats, vehicle trailers and tow dollies for a period of up to thirty (30) days. A notice to owners will be included in the third quarter billing.

Motion: To proceed with investigation of leasing/purchasing both a yogurt machine and soft drink dispensing system.

Motion: To charge \$20 a day for guests of owners who park a coach on the lot; fee to be payable by guests, effective July 1, 2008. Notice will be mailed to owners with the third quarter billing.

June 25, 2008

Motion: That each owner may allow guests to stay on his lot in the guests' motor coach for a total of six weeks each calendar year without payment of the \$20 per day amenities fee previously enacted; provided, however, that any guest coach staying longer than three

weeks will be required to pay the amenities fee, which shall become effective July 1, 2008.

Motion: To rescind the motion of May 23, 2008, which stated, “Effective July 1, 2008, owners will be requested to pay \$5.00 per day for storage of boats, vehicle trailers and tow dollies for a period of up to thirty (30) days.”

August 7, 2008

Motion: To accept the proposed contract with Highsmith Construction for renovation of the clubhouse in the amount of \$440,000.

Motion: To accept the Carolina First Bank loan proposal in the amount of \$330,000, as submitted.

Motion: To waive the amenities fee for lots owned by RV dealerships that provide such certification as to the use of the lot.

Motion: To appoint Chuck Ellsworth to fill the vacancy created by the resignation of Jeff Titus.

Motion: To appoint Jack Kzeski to fill the vacancy created by the resignation of Susan Safranek.

November 15, 2008

Motion: To approve the changes to the By-Laws, as submitted.

Motion: To approve the Maria Parker do the necessary deed work, and Atlas Surveying do the surveys, as presented at the forum.

January 29, 2009

Motion: To elect at the April owners’ meeting this year two owners to serve on the Board of Directors for a three-year term, and one owner to serve for a two-year term.

Motion: To allow Bob Coon to run this year for an additional two-year term on the Board of Directors.

Motion: To accept Option B of the Hargray proposal; to be funded by an increase in maintenance fees of \$21.00 per quarter, and by an additional increase to each owner of \$18.75 per quarter for eight quarters in order to finance our agreed portion of Hargray’s construction cost.

April 10, 2009

Motion: To approve the proposed, revised Bylaws, with the correction of the typographical error at the bottom of page 17, which references Article VII and should reference Article VIII. The revised Bylaws are to be sent to the owners for approval by written ballot.

Motion: That Suzanne Bishop shall have a base salary of \$55,000, per calendar year as Manager of the POA and LLC. In addition, she shall receive a draw of as much as \$25,000 each year, at her discretion, against her real estate commissions with the intention that her total compensation for the year will be at least \$80,000. The monies so drawn do not need to be repaid and this arrangement shall continue from year to year.

Motion: To authorize the office to send a letter to owners containing information about water conservation, with each individual owner's average water usage.

Motion: To approve the purchase and installation of a Doppler flow meter to measure the flow of sewage from the resort at a cost of approximately \$3,000.

Motion: To uphold the existing resort policy on accepting Class A and C motorcoaches, with the office having discretion to accept Class B+ coaches.

Motion: That any excess assessments of owners for the calendar year 2008 that were not actually used in that year for the purposes of managing, operating, maintaining and replacing the common elements of the resort's property shall be applied against assessments for the calendar year 2009.

July 29, 2009

Motion: To have the McNair Law Firm draw up a General Encroachment Agreement at a cost to the resort of approximately \$1,000.

Motion: To proceed with obtaining accurate pricing for a security system, and to retain Tom Crews as the architect for the project.

Motion: To pay Maria Parker \$2,000, in consideration of her contribution to the solution of our boundary line problems.

October 16, 2009

Motion: To settle the claim of Highsmith Construction for the amount of \$486,000.

Motion: To adopt the rental policy, and rental lot requirements, as presented

Motion: To authorize management to obtain bids for front walkway improvements to be presented to the Board.

Motion: To have ADT representatives come to the resort to take the necessary steps to arrive at a final budget for the project.

November 14, 2009

Motion: That any assessments of owners for maintenance for the calendar year 2009 that were not actually used in that year for the purposes of managing, operating, maintaining and replacing the common elements of the resort's property shall be applied against such expenses for the calendar year 2010.

Motion: To revise the site rental rates as follows: forest lots at \$55.00 per night; clubhouse and lake view lots at \$60.00 per night; and, lake front lots at \$75.00 per night, to be effective January 1, 2010.

Motion: That the Board approves installation of the security system as proposed; that it be financed by a one-time assessment of \$300 per lot, payable with the maintenance for the first quarter of 2010; that owners have the option of paying this assessment installments of \$100 each for the first three quarters of the year; that owners who choose the latter option pay an additional amount to offset the interest that will be incurred; and that any additional costs of the project be paid out of the capital budget.

December 28, 2009

Motion: To ratify the payment of a dividend in the amount of \$25 from the LLC to the POA.

Motion: To ratify the draw down of \$44,436 from the line of credit with Carolina First Bank and to authorize future draw downs that may be required to initiate the gate system project.

Motion: To proceed with fund raising efforts for playground equipment to be installed where the batting cage is currently located.

Motion: To allow Joel Katz to run for a seat on the Board for a second term.

Motion: To allow Cloyce Hutton and Jack Kzeski to run for seats on the Board for a second term.

February 17, 2010

Motion: To ratify the payment of a dividend in the amount of \$25,000, which has been paid to the POA out of the 2009 profit of the LLC.

Motion: To ratify the draw down of \$44,436 from the \$240,000 line of credit with Carolina First Bank, which has been used for the gate system project. These monies are to be repaid upon receipt of owner assessment payments.

Motion: To rescind the motion of May 23, 2008 which states: "To charge \$20 per day for guests of owners who park a coach on the lot; fee to be payable by guests, effective July 1, 2008."

Motion: That each owner may allow guests to stay on his or her lot in the guests' motor coach for a total of six weeks each calendar year; provided, however, that any guest staying longer than three consecutive weeks will be required to pay an amenities fee of \$20 per day. In addition, if an owner allows a guest other than immediate family of the owner or his or her spouse, (i.e., children, grandchildren, brothers or sisters, or spouses of any of the foregoing) to stay in the owner's coach when the owner is not present, the guest shall be subject to the same parameters stated above.

Motion: To approve signing the amended Contract with HAB Panoramic to replaster the pool and pool deck, at a cost of \$47,750.

Motion: To approve the proposal of Miller-Dodson Associates, Inc. to do a Replacement Reserve Study for the resort, at a cost of \$3,985.

April 10, 2010

Motion: That any assessments of owners for maintenance for the calendar year 2009 that were not actually used in that year for the purposes of managing, operating, maintaining and replacing the common elements of the resort's property shall be applied against such expenses for the calendar year 2010.

Motion: That any guest may avail himself or herself of this guest of owner policy for one three week period, but must pay \$20 per day for the remaining three weeks, whether or not the guest transfers to a different lot. Once a guest utilizes a total of six weeks, on a cumulative basis, for a calendar year, the guest must pay the full rental rate for additional days.

November 13, 2010

Motion: To install pool heat pumps at a cost of \$27,500, of which \$14,000 is to be paid by the LLC.

Motion: To approve the purchase of the aforesaid playground equipment in November 2010, with payment to be budgeted under 2011 capital projects.

Motion: To approve the PEA Guidelines as written, with the exception of page 5 Article 4,A, 1-c; and, page 11 Article 7, item 22.

March 14, 2011

Motion: To approve the PEC Guidelines as presented.

Motion: To approve the Rules and Regulations, as presented.

Motion: To approve the policies and procedures for use of the Outdoor Resorts at Hilton Head Owners' Lounge.

Motion: To approve the reduced winter rental rates as outlined above.

April 9, 2011

Motion: That any assessments of owners for maintenance for the calendar year 2010 that were not actually used in that year for the purposes of managing, operating, maintaining and replacing the common elements of the resort's property shall be applied against such expenses for the calendar year 2011.

May 19, 2011

Motion: That rental rates are for four (4) people; children under age seven (7) are free; each extra person to be charged \$2.00 per day.

Motion: The shed shall be built in compliance with a choice of standard drawings and specifications available in the office. The shed is to be of natural or manmade wood, shall be of a single color and shall not affect a neighbor's view of the natural landscape. If overly conspicuous, planting of shrubs may be required for screening. Color shall be natural blending earth tones. Shed shall be placed toward the rear of the lot. An approved PEA showing design, materials and colors is required.

Motion: That posts are to be used only to protect personal property such as lawns, sprinkler heads, borders, landscaping, etc. Location and quantity of posts to be determined by Management. In most instances only one post may be needed and necessary when strategically located to encourage a driver to avoid driving off roadway. The posts to be installed by Management and paid for by owner. An approved PEA is required.

Motion: That the posts on lot 161 were knocked down and will be replaced with the new standard posts. The posts on lots 42 and 374 will be replaced with the new standard posts as the existing posts deteriorate. The posts on lots 41 and 91 have not been approved and shall be referred to the Property Enhancement Committee.

Motion: That owners may leave their car on a site without a motorhome for up to six weeks contingent upon the owner obtaining the appropriate parking tag from the front office that will be hung on the vehicle's rear view mirror. Violation of this policy will result in a "boot" being placed on the vehicle and the owner will need to pay a \$50 fine in the front office for removal of the boot. The manager shall have the authority to extend the six week period for extenuating circumstances.

Motion: That if an owner parks their car on another owner's lot without a coach on the lot (without permission from an owner), the office will send a first warning letter. The second occurrence will result in a "boot" being placed on the vehicle and the owner of the car will need to pay a \$50 fine in the front office for removal of the boot. However, if the owner of the vehicle has permission from the owner of the lot and obtains a certificate from the office, the vehicle will be allowed to park on the lot for six weeks.

Motion: That tow dollies may be kept in the storage area while an owner is in residence. Anything other than a tow dolly may stay in the storage area for a 30-day period. After the 30-day period, the owner shall be charged \$10 per day for storage of said item.

Motion: Bicycles may be left on a lot when the owner is not in residence if they are covered with an environment blending colored bicycle cover.

Motion: To put in abeyance the June 1, 2011 rental rate increase until July 1, 2011.

Motion: To purchase Frank Guscio's Right of First Refusal for no more than \$20,000. A Letter of Intent will be provided to Mr. Guscio along with a deposit of \$3,500. The President is hereby authorized to negotiate for all the rights Mr. Guscio owns. The resort to pay for the purchase of these rights. There will be no assessment to owners, nor any outside financing will be obtained.

November 12, 2011

Motion: To distribute the 2012 amenity fees as follows: \$1.00 to the POA; \$2.00 to the LLC; and, \$2.00 to the POA security fund for gate repairs and monitoring costs.

Motion: That the \$17,500 taken from the Wachovia Money Market Account not be repaid. The balance of approximately \$20,700 in that account shall be transferred to the catastrophic fund at BB&T.

Motion: To select the auditing firm of Cherry, Bekaert & Holland to conduct the 2011 audit for the resort.

Motion: To return part or all of the \$8,000 contributed by the LLC for playground equipment, as needed to offset the operating loss in the LLC for 2011. The Capital budget will pick up this cost from available funds.

Motion: To approve the 2012 LLC and POA budgets as proposed.

Motion: To cancel the Hilton Head Island Motorcoach Resort's affiliation with Outdoor Resorts of America.

December 19, 2011

Motion: To adopt the logo design created by Bow Stern as the new brand identity of Hilton Head Island Motorcoach Resort.

Motion: That any assessments of owners for maintenance fees for the calendar year 2011 that were not actually used in that year for the purposes of managing, operating, maintaining and replacing the common elements of the resort's property shall be applied against such expenses for the calendar year 2012.

Motion: To adopt Hilton Head Island Motorcoach Resort as the legal name for our resort.

December 29, 2011

Motion: To approve current Board member Michel Leclerc to allowed to run for the 2012 nominations.

Motion: To adopt new names for the resort: Hilton Head Island Motorcoach Resort Owners; Association Inc. and Hilton Head Island Motorcoach Resort, LLC.

June 18, 2012

Motion: To approve purchase of new reservation software, Sunrise.

July 10, 2012

Motion: To approve the expenditure of BowStern's marketing fee of \$31,000 for the remainder of the budget year.

Motion: To accept Article Two and the Tree Policy for the Property Enhancement Guidelines.

Motion: To approve obtaining legal counsel in regards to the Water Sewer Issue of the Resort

November 10, 2012

Motion: To read water sewer meters quarterly, beginning January 2013 and bill water and sewage

Motion: To approve the 2013 POA and LLC budget and modified long range plan

Motion: To approve a new loan at 3.8% for ten years with no prepayment penalties.

Motion: To allow only licensed and properly insured vendors to change fluids with the resort. Proper disposal is required.

May 6, 2013

Motion: Motorcycles, scooters, mopeds and all other currently registered street legal vehicles, including battery and other electric and battery operated vehicles to be used only as transportation in and out of the resort.

Motion: Charter an Ad Hoc committee to investigate the issues and develop long term mail policy that can be easily understood and implemented.

Motion: Seek an impartial second legal opinion and cap the attorney fees at \$2500.

June 5, 2013

Motion: That the PEC guidelines as changed (in red and attached to the email distributing these minutes) be accepted.

Motion: The revised Common Area Forest Management Fund Letter be accepted.

August 7, 2013

Motion: To select Option 1 (powerhouse pedestal) firm up the cost and ask Jim Harrison if he is still willing to pay to have it installed on his lot to perform the beta test for the Resort.

September 27, 2013

Motion: To adopt the Accounts Receivable Procedures drafted by Michael and outlined in a separate attachment sent to all.

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January 23, 2014

Motion: To approve the employee compensation and bonus policy taking into account Martin's comments. Michel Leclerc, 2nd Maggie Collins. Passed.

Motion: BowStern Contract requires Board approval since it is over \$40K. MOTION: 20140102. Michel Leclerc, 2nd Ann Shippy. Passed

April 5, 2014

MOTION 042014-03 to adopt policy regarding Encroachment onto common property made by Charlie Kendrick, 2nd, Michel Leclerc. PASSED.

MOTION 042014-04 to adopt the 5 Year Financial Plan. Ed Knott, 2nd Ann Shippy. PASSED.

April 20, 2014

MOTION 042014-05 to adopt the new Hargray contract that will upgrade Wi-Fi and CATV. Ann Shippy, 2nd Charlie Kendrick. PASSED.

MOTION 042014-06 to embrace the concept of the recommendations made by the Real Estate Panel and assign a Board Committee to work with the Staff and Owners to implement those that work best for the Resort. (Until a Board Committee is assigned, Ann Shippy and Don Beck will work with the staff to implement the recommendations.) Michel Leclerc, 2nd Charlie Kendrick. PASSED.

MOTION 042014-01 to approve April 6, 2013 Annual Minutes and November 9, 2013 Semi-Annual Meeting Minutes made by Ed Knott, 2nd, Michel Leclerc. PASSED.

July 1, 2014--Open Board Meeting

MOTION: 20140701 – to adopt the proposed revisions to the PEC Guidelines, Michel Leclerc, 2nd Charlie Kendrick. Passed.

September 9, 2014-- Open Board Meeting

MOTION: 20140909-1 by Michel Leclerc; 2nd by Ed Knott. The President called for a vote, which was unanimous. PASSED.

MOTION: 20140909-02 to appoint Marianne as Secretary of the Board by Michel Leclerc, 2nd by Ed Knott. PASSED.

MOTION: 20140909-3 by Michel Leclerc to approve the formula of (1.5% inflation rate minus the cut in expenses=increase in owners maintenance fees) and the result being there will be no increase in fees for 2015. 2nd Charlie Kendrick. PASSED.

November 8, 2014--Semi-Annual Meeting

Motion 20141108-1 to implement e-voting for the Annual Board of Directors Election and that we subscribe to the SimplyVoting.com web service in order to conduct the election was made by Marianne Riddile, and seconded by Charlie Kendrick, PASSED unanimously.

Motion 20141108-2 to adopt the Coach Movement Policy was made by Steve Aasheim, seconded by Ed Knott, PASSED unanimously. **Coach Movement Policy:** Steve Aasheim outlined the proposed policy: office alerts owner in advance of 90-day date; there is an automatic 10 day grace period. An additional 20-day grace period will be given with written request from owner and then approval in writing from the manager. For extenuating circumstances, an additional 30-day grace period may be requested in writing to the manager for the President's approval. Fines of \$25/day will be levied beyond approved time period.

Motion 20141108-3 to adopt the **Credit Card Fee Policy**, "Owners wishing to pay their POA maintenance or other fees by credit card will be charged 3% of the total cost," was made by Don Beck, seconded by Marianne Riddile, PASSED unanimously.

Motion 20141108-4 to adopt the **Rental Reservation Deposit & Cancellation Policy**, "A one-day rack rate deposit will be taken for reservations less than 30 days (standard taxes included). Daily reservations must be cancelled 48 hours before your arrival date for a full refund of your deposit. No change to monthly reservations," was made by Michel Leclerc and seconded by Don Beck, PASSED unanimously.

Motion 20141108-5 to adopt the Budget for 2015 was made by Michel Leclerc, seconded by Ed Knott, PASSED unanimously.

Motion 20141108-6 to adopt the **adopt 70-604 Tax Resolution**, "That any excess of Association income over Association expenses for the year ending December 31, 2014, shall be applied against the subsequent tax year Association assessments as provided by the IRS Revenue Ruling 70-604," made by Michel Leclerc, seconded by Charlie Kendrick, PASSED unanimously.

Motion 20141108-7: Authorization Year-End Audit/Tax Return motion to hire Ray Warco, Webster Rogers to conduct the annual audit of the 2014 Books and prepare the Resort's tax returns was made by Michel Leclerc and seconded by Charlie Kendrick, PASSED unanimously.

March 28, 2015--Annual Meeting

Motion 2015.3.28-1 Motion to adopt the Strategic Plan and the asset replacement schedule that was presented to the Board by Michel Leclerc; second by Charlie Kendrick; passed by unanimous vote of the Board.

Motion 2015.3.28-2 Motion to accept the charter of the HHIMR Social Club by Charlie Kendrick; second by Don Beck. There was some explanation and discussion with the owners in the audience. The motion was unanimously approved by the Board.

August 27, 2015--Open Board Meeting

MOTION: 2015.8.27-1 To accept the new Asset Disposal and Replacement Policy which is a procedure that should be followed anytime common property with a value exceeding \$500 needs to be disposed of. Don Beck moved that the policy be accepted as written and Marianne Riddile seconded. PASSED

MOTION: 2015.8.27-2 Kevin Crouse moved that the revised HR Policy be accepted as written. Second by Don Beck. PASSED.

MOTION: 2015.8.27-3 To accept the new Profit Sharing Policy based on the sharing of 15% of the profits realized for the year 2015 using a formula that is tied to the performance evaluation and based salary. Participants will include full time employees who have been hired on or before July 1, 2015. Ed Knott moved that we accept the policy as written and Kevin Crouse seconded the motion. PASSED

Motion: 2015.8.28-4 to accept the revisions to the Rules and Regulations, dated 9-1-2015, for owners and renters was made by Ed Knott; second by Marianne Riddile. PASSED.

MOTION 2015.8.27-5 Ed Knott made the motion that we proceed with the replacement and relocation of the transformer as proposed. Kevin Crouse seconded. PASSED.

November 14, 2015--Semi-Annual Meeting

Motion 2015.11.14-1 to accept minutes for March 28, 2015 Board of Directors' Meeting Minutes previously distributed to the Board by Tom Crews, Second by Ed Knott, Passed.

Motion 2015.11.14-2 to accept minutes previously distributed August 27, 2015 Board of Directors' Meeting Minutes: to the Board by Tom Crews, Second by Ed Knott, Passed

Motion 2015.11.14-3 to adopt the following 3 rental practices:

1. Offer a three-month off-peak season (Dec. – Feb.) with a rate increase of \$5 for all lot categories and nine-month peak season (March – Nov) with an increase of \$10 for all lot categories.
2. Rental guest bills will no longer show itemizing for electric and recreation and discounts will be applied to the rental night rate that includes all charges except tax.
3. Credit cards will be accepted for all charges and discounts in total.

Made by Don Beck, Seconded by Marianne Riddile; Passed.

Motion 2015.11.14-4 "The Board will establish a schedule for regular, planned, incremental rate increases based on the annual rate of inflation; changes in cost of operation (contractor fees, electricity, taxes, personnel, water) and the rate increases at three first-class motorcoach resorts established as benchmarks. The

schedule for review will be every other year with 2015 as the baseline (reviews in 2017, 2019, and so on)." Made by Marianne Riddile, Second by Don Beck; Passed.

Motion 2015.11.14-5 " Motion to protect our brand and business identity by registering our trademarks with the US Patent and Trademark office, to include our logo, the names: Hilton Head Island Motorcoach Resort and HHI Motorcoach Resort, and our acronym, HHIMR; and appropriate the necessary funds to do so, estimated to be less than \$2,000. " Made by Marianne Riddile, Second by Ed Knott; Passed.

Motion 2015.11.14-6 to adopt the proposed 2016 Budgets for the LLC and the POA. Made by Ed Knott, Second by Bill Lynn; Passed.

Motion 2015.11.14-7 to adopt street names for the roads in the Resort. Tom Crews explained that street names are needed so that emergency services can better locate our sites. Made by Tom Crews, Second by Don Beck; Passed.

Motion 2015.11.14-8 to adopt the **adopt 70-604 Tax Resolution**, "That any assessments of owners for maintenance for the calendar year 2015 that were not actually used in that year for the purposes of managing, operating, maintaining and replacing the common elements of the resort's property shall be applied against such expenses for the calendar year 2016 as provided by the IRS Revenue Ruling 70-604." Made by Marianne Riddile, Second by Tom Crews; Passed.

Motion 2015.11.14-9 to select the auditing firm of WebsterRogers (formerly Cherry Bekeart & Holland) to conduct the 2015 audit and prepare the tax return for the resort. Made by Marianne Riddile, Second by Tom Crews; Passed.

January 20, 2016--Open Board Meeting

Motion 2016.1.20-1: The minutes of the semi-annual meeting (held on November 14, 2016) were posted on the owners' website and provided to the Board members in December 2015. Approve the minutes as posted was made by Ed Knott, 2nd by Tom Crews. Passed

Motion 2016.1.20-2 to rescind the 2014 coach movement policy was made by Marianne Riddile, 2nd by Ed Knott. Passed.

Motion 2016.1.16-3: To charge a fee of \$25.00 on all PEC applications except for trees by Ed Knott, 2nd Marianne Riddile, Passed.

Motion 2016.1.16-4: To charge a fee of \$50.00 on all PEC tree applications by Ed Knott, 2nd Marianne Riddile, Passed.

Motion 2016.1.16-5: To charge a fee of \$300.00 per tree approved for removal to be placed in the common area tree fund by Ed Knott, 2nd Marianne Riddile, Passed.

Motion 2016.1.16-6: To reimburse the PEC chairman for all ink and paper supplies related to the PEC process. By Ed Knott, 2nd Marianne Riddile, Passed.

Motion 2016.1.16-7: To accept the Social Club's gift of a 70 +/-inch TV system which is installed on fireplace in the upstairs clubhouse meeting room. By Tom Crews, 2nd by Bill Lynn, Passed.

February 24, 2016--Open Board Meeting

Motion 2016.2.24-1: To adopt the new 90-Day Coach Movement policy as read and that the effective date be today, 2/24/16. Made by Tom Crews, Second, Bill Lynn--PASSED.

Motion 2016.2.24-2: Motion to collect all fees due to the Board under the previous coach movement policies, made by Marianne Riddile, second by Tom Crews. PASSED.

April 9, 2016--Annual Meeting

Motion 2016.4.9-1 To investigate the installation of locks or other security on the tennis courts was proposed by Ed Knott, second by Don Beck. Passed.

Motion 2016.4.9-2 To allow river rock between 2" and 5" in size and colors brown, gray or tan to be used in landscaping by Ed Knott. Second by Tom Crews. Passed.

Motion 2016.4.9-3 To allow one storage box per site, dark brown in color, 134 gallon maximum size and no larger than 55" long, 28.5" wide and 27" tall similar to SunCast or equivalent by Ed Knott. Second by Don Beck. Passed.

Nov 11, 2017--Semi- Annual Meeting

MOTIONS

MOVED: That by and with the recommendation of the Resort Manager, we move that as of March 1, 2018 HHIMR no longer accept delivery of either mail or packages, that this be posted on our web and reservation sites, and that after that date HHIMR's mail address will be a Post Office Box established by management. Owners desiring mail or package delivery can arrange for a P.O. Box at either HH Post Office or at Island Postal Service. Island Postal charges \$100 for 12 months, \$50. for six months or \$25 per month and accepts both mail and packages. Those not have a P.O. Box can have mail and packages delivered to Island Postal for a fee. **FAILED**

MOVED: That Article Two C (8) of the HHIMR PEC Guidelines, together with any other applicable provisions, be amended to provide that the amount of the required deposit to remove a tree, whose removal has been approved by the PEC, be reduced from \$500 dollars to \$100 dollars and that said amount shall be

refunded to the applicant if applicants plants a new tree, within 90 days, in accordance with PEC guidelines, on his lot. Otherwise the \$100 deposit shall have transferred to the resort "Common Area Improvement Fund". **PASSED**

MOVED: That those funds currently on deposit and earmarked as "tree replacement funds" be transferred to a new account designated for the care and beautification of HHMCR. **PASSED**

MOVED: That, for the safety of all RVers in the resort, the use of all toy model gas or electric cars, boats or airplanes are prohibited. **PASSED**

MOVED: That the following Cancellation and Refund Policy be adopted:

- If a site reservation is canceled at least 48 hours prior to arrival, an administrative fee of \$25 will be charged prior to refunding any advance deposit.
- A cancellation notification of less than 48 hours will result in a forfeit of your deposit.
- No refunds given for early departure.
- The reservation deposit be increased to \$250.00. **PASSED**

There are some other motions from this meeting--see minutes