



Ocean Forest Club Homeowners' Association
Minutes of Annual Meeting
January 17, 2009

The annual meeting of the Ocean Forest Club Homeowners' Association (HOA) was held on January 17, 2009 at 10:00 A. M. at the Sands Ocean Club in Myrtle Beach, South Carolina.

Directors present at the meeting were, Elizabeth Foster, Kevin Bomba and Mary Stephens. The other four directors were unable to attend for personal reasons..

Also present at the meeting were Paul Lohman of Resort Association Management (RAM) the property management company and Kathy Gray from Holiday Shores.

Mr. Bomba called the meeting to order. He welcomed all present and introduced the Board and Mr. Lohman. He discussed the need to have pruning and other work done to the trees. Mr. Bomba also mentioned that the area around the pool needs work as far as the landscape timbers are concerned. He indicated that new mattresses will be installed in all of the third bedrooms. Mr. Bomba indicated that the Association was fortunate to have Nan Bridgeman involved in upgrading the interior of the units. He complimented her highly and indicated that she will continue with the work. Mr. Bomba emphasized the need to obtain owners for those repossessed and foreclosed units now owned by the HOA in order to obtain the maintenance fees necessary for the operation of the HOA.

Mr. Lohman stated that more than 1/3 of the membership was either present or represented by proxy and thus a quorum was achieved for the meeting. He also presented a proof of mailing of the notice of the meeting.

The minutes of the prior year annual meeting were presented. A motion was made to accept the minutes as written. The motion was seconded and passed unanimously.

Mr. Lohman presented the unaudited financial statements as of 12-31-08 that included a statement of receipts and disbursements. He further mentioned that the weekly maintenance fees will remain at \$500 per week for 2009.

Kathy Gray made a property report. (Kathy is from Holiday Shores and provides check-in service, maid service and minor maintenance service for the Association). She mentioned that 2008 was a fairly good year with few complaints. Kathy mentioned that it would help her immensely if owners that were checking out earlier in the week to notify her so that she could get the unit cleaned and serviced ahead of the usual Saturday morning check out and check in crunch. She mentioned that the internet system was down frequently and continues to be a problem. She also requested the Board to consider adding hair dryers to the units.

Mr. Lohman introduced Paul Carsch of RAM. Mr. Carsch stated that he was the Ocean Forest Club's direct contact for property management issues. Mr. Lohman mentioned that the directors have inspected the units-particularly Mary Stephens and Elizabeth Foster- and they have submitted their comments to the property management company for follow-up. A comment was

made from an owner to consider adding certain safety items to the units such as grab bars in the showers.

Several old business, new business and general comments were made by those present. Several comments were made as to the condition of some of the furniture and appliances. The Board agreed to look into those matters.

Mr. Lohman commenced with the election of directors. He mentioned that it was necessary to elect two directors this year.. Mr. G. Robertson and J. Kelly Lee volunteered to serve. No other candidates were nominated from the floor. As a result, the two candidates were elected by acclamation to serve the available director positions for three year terms.

There being no other business to conduct, a motion was made, duly seconded and unanimously passed to adjourn the homeowners meeting at 11:30 A.M.

Respectfully submitted _____, Secretary

Acknowledged _____ President

Subsequent to the meeting, the new Board had an organizational meeting.

Officers and House Representatives were appointed as follows:

Kevin Bomba	President	House 6
G. Robertson	Vice President	House 3
Mary Stephens	Treasurer	House 1
Elizabeth Foster	Secretary	House 7
Nan Bridgeman	Director-at Large	House 2
Chris Ove	Director –at large	House 4
J. Kelly Lee	Director- at Large	House 5