

**SAND DUNES CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.
C/O RESORT ASSOCIATION MANAGEMENT, INC.
P.O. BOX 1708
NORTH MYRTLE BEACH , SC 29598**

ANNUAL MEETING MINUTES

MARCH 6, 2009

An annual meeting of the members of Sand Dunes Condominium Homeowners' Association, Inc. was held on March 6, 2009 at 3:30 P.M. at the Sand Dunes Resort in Myrtle Beach, SC.

Present were the three directors: Mr. Whitmore, Mr. Metcalfe and Mr. Blount. Also present were Paul Lohman and Paul Carsch of Resort Association Management, Inc., the property management company.

Mr. Whitmore called the meeting to order.

Mr. Lohman stated that a quorum was present based on the persons in attendance and the proxies received. Mr. Lohman also presented a Proof of Notice of the Meeting that will be placed in the Corporate Records.

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

Mr. Lohman reviewed the Financial Statements And Supplementary Information and the Audit Report as of December 31, 2008. He noted that the auditor gave an unqualified opinion on the financial statements. He mentioned that the bank loan was now paid off and that the HOA had \$142,833 in reserve cash and investments which was 81% of the estimated requirement based on the reserve schedule estimate. Mr. Lohman also stated that all bills have been paid and are current. He mentioned that the auditor required that an Allowance for Doubtful accounts in the amount of \$8,500 needed to be established to reserve for possible uncollectible accounts from delinquent homeowners. Mr. Lohman continued his review of the operating expenses as reflected in the audit report.

He commented that the cost of insurance decreased approximately \$14,000 as compared to the prior year. The financial statements were accepted as presented.

The meeting continued with a discussion of the condition of the common area property. The main topic was the condition of the roof. Mr. Whitmore mentioned that the HOA will be taking bids to replace the roof and the work would be done in late 2009 or early 2010. It was estimated that the reserves were adequate to pay the cost of the new roof and therefore no special assessment was considered necessary.

It was mentioned to consider tile in the atrium area instead of carpeting.

There being no other old or new business to discuss, the meeting was adjourned at 4:25 P.M.

Respectfully submitted:

Acknowledged:

Secretary

President