

GREEN SPRINGS PATIO HOMES HOA

P.O. Box 30252

MYRTLE BEACH, SC 29588

October 3, 2025

Dear Homeowners:

This Annual Meeting packet will be the final correspondence from the Board of Directors before the **HOA Annual Meeting at the South Strand Recreational Center November 8th, 2025**, at 10:00 AM. Due to the National Election on November 4th, there were NO facilities available to have the meeting on the 1st.

We would like to request **all Homeowners** return the **proxy and nomination form**. Returning your voting form will assist your proxy holder with voting and will provide your written documentation supporting your proxy holder voting.

Completely fill out the form with a designated proxy holder other than yourself and return it to the above address or drop it in the HOA mailbox. This is very important, as a majority of homeowners is needed to conduct the Business meeting. Every proxy is vital to the voting, especially out-of-town homeowners. Homeowners can assign their proxy to any other homeowner or the Board as a whole. If you attend the meeting, your proxy will be voided, and you can vote in person at the meeting.

The current Profit and Loss report is attached. The proposed budget for 2025-2026 is enclosed and will be voted on at the Annual meeting. *The rate in 2026 will be \$1,200 yearly or \$300 quarterly. The quarterly payments of \$300 will be accepted but paying yearly or at least bi-annually is highly encouraged.* Paying for the year relieves members of having to worry about remembering to pay the fee in timely installments to avoid late charges and reduces expenses for the association. Invoices for 2026 of \$1,200 will be mailed in December with minutes from the Annual meeting.

The P & L report and the Budget will be discussed and reviewed in detail at the Annual meeting.

The slate of nominations for the 3 open positions is being offered. The **Board nominates** incumbent **Nancy Johnston**, incumbent **Brian Ciorciori**, and incumbent **Greg Couture**. Homeowners may be nominated at the Annual meeting and run for election to the Board. **Please notify Carey Sharpe in advance if you wish to run for election to the Board to have your name printed on the slate** (helpful but not required). *All homeowners should consider being a Board member or part of a committee.*

The available 3 positions up for election, and President & V. President, will be voted on at the meeting.

If there are any items you would like to add to the agenda, please call Carey Sharpe at 843-215-1667. This Annual meeting is important, and all homeowners are requested to attend. Without a quorum of 55 homeowners, Bylaws requires the meeting be adjourned. If you are not attending, **please return your proxy*** to assure we have a quorum.

The annual meeting *will be videotaped* for placement on the website. ***IslandGreenGreenSprings.com***

Sincerely,

Carey Sharpe, Secretary/Treasurer

For Green Springs Patio Homes HOA Board of Directors

***Proxy forms should be returned by Oct 25, 2025 to register with the Secretary per the Covenants.**

GREEN SPRINGS PATIO HOMES HOA
ANNUAL MEETING – SATURDAY, NOVEMBER 8, 2025
South Strand Recreational Center

Meeting Conduct Reminder: All comments must be respectful and relevant to the agenda. Homeowners should speak only during the designated Q&A portion. Please clearly state your name and address before addressing the room.
The President reserves the right to recess or adjourn the meeting if necessary to maintain order.
This meeting is being video recorded.

1. Call to Order

- a. Meeting called to order by President Cook
- b. Verification of quorum (*55 minimum required*)

2. Welcome and Introductions

- a. Welcome remarks from the President & Board member introductions
- b. Introduction of new homeowners
 - Dan & Susan Garvin 703 Gleneagles Dr
 - Alice Canady 711 Gleneagles Dr
 - Deborah Nicholson 106 Inverness Court
 - Kathleen Mercer 213 Birkdale Lane
 - Doreen Diaz 100 St. Andrews Lane
 - Truist Bank (For Sale) 105 Inverness Court
- c. Moment of silence for residents who have passed
 - Bob Jones - November 2024
 - Jim Flick - February 2025
- d. Acknowledgment of Carey Sharpe's ongoing retirement and appreciation for his almost 25 years (Feb. 2026) to the community.

3. Secretary's Report

- a. Approval of minutes from 2024 meeting (*Motion to accept as written*).
- b. Emails / correspondence
 - i. Greenspringshoa@gmail.com - General
 - ii. Greenspringspresident@gmail.com - President Shannon Cook
 - iii. Greenspringsvicepresident@gmail.com - Vice President Brian Ciorciari
 - iv. www.Islandgreengreensprings.com - Website

4. Treasurer's Report

- a. Balance Sheet and 2025 Profit & Loss Report
- b. Expense variances / details
- c. Proposed 2026 Budget – dues to increase from \$293 to \$300 per quarter (*Motion to adopt budget.*)

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South Strand Recreational Center

5. Committee Reports

- a. **Social Committee** - welcome baskets & Social events
(GreenSpringsSocial@gmail.com).
- b. **Maintenance Committee** - Speed bumps, Park Improvements, General Maintenance

We are always looking for volunteers. Please sign up for a committee at the entry table.

6. Architectural Guidelines - Architectural guidelines (forms available on website).

7. Items for Consideration and Vote

- a. Introduction of candidates and floor nominations
- b. Amendment to Covenants to allow home security signs *(2 commercially produced security company signs. (1) against front of house (1) against rear of house)* in addition to the (1) "For Sale" sign already permitted.
- c. Speed Bumps *(temporary, self installed)*

8. New Business

- a. New policies and procedures *(all available on the HOA website)*
- b. PayHOA & Transition to Board managed HOA
- c. Announcement of elected Board members.
- d. Election of President and Vice President.
- e. Other items as they may properly come before the members.

9. Homeowner Q&A / Open Forum

(Owner comments and questions – limited to 2 minutes per speaker.)

10. Motion for Adjournment

(Presiding officer / newly elected President.)

11:38 AM

10/13/25

Accrual Basis

Green Springs Patio Homes HOA
Profit & Loss Budget vs. Actual
 November 2024 through October 2025

	Nov '24 - Oct 25	Budget	\$ Over Budget	% of Budget
Income				
Dues	125,975.38	126,576.00	-600.62	99.5%
Homeowner Charges	33,405.24	500.00	32,905.24	6,681.0%
Interest	3.29	0.00	3.29	100.0%
Late Fees	1,995.00	1,050.00	945.00	190.0%
New Homeowner Fees	1,500.00	1,250.00	250.00	120.0%
Returned Check Charges	0.00	20.00	-20.00	0.0%
Uncategorized Income	181.47	400.00	-218.53	45.4%
Total Income	163,060.38	129,796.00	33,264.38	125.6%
Expense				
Annual Meeting	184.19	400.00	-215.81	46.0%
Attorney	2,945.00	1,000.00	1,945.00	294.5%
Bank	0.00	0.00	0.00	0.0%
Bank Service Charges	0.00	20.00	-20.00	0.0%
Cable	73,752.94	74,160.00	-407.06	99.5%
Copy	215.92	350.00	-134.08	61.7%
Electric	3,779.17	4,065.00	-285.83	93.0%
Insurance	2,860.00	2,575.00	285.00	111.1%
Maintenance	4,156.05	4,980.00	-823.95	83.5%
Mgmt	6,600.00	6,600.00	0.00	100.0%
Office	412.25	550.00	-137.75	75.0%
Postage	210.00	300.00	-90.00	70.0%
Reserve Fund	1,115.00	300.00	815.00	371.7%
Road Fund				
Road Fund CD	0.00	3,420.00	-3,420.00	0.0%
Road Fund - Other	0.00	0.00	0.00	0.0%
Total Road Fund	0.00	3,420.00	-3,420.00	0.0%
Security	1,728.00	1,728.00	0.00	100.0%
Taxes	25.00	150.00	-125.00	16.7%
Trash	28,020.60	28,268.00	-247.40	99.1%
Void	0.00	0.00	0.00	0.0%
Water	156.40	156.00	0.40	100.3%
Website	293.81	750.00	-456.19	39.2%
Total Expense	126,454.33	129,772.00	-3,317.67	97.4%
Net Income	36,606.05	24.00	36,582.05	152,525.2%

1:17 PM

09/26/25

Accrual Basis

Green Springs Patio Homes HOA
Profit & Loss Budget Overview
November 2025 through October 2026

Nov '25 - Oct 26	
Income	
Dues	129,600.00
Late Fees	795.00
New Homeowner Fees	1,250.00
Returned Check Charges	20.00
Uncategorized Income	500.00
Total Income	132,165.00
Expense	
Annual Meeting	400.00
Attorney	1,600.00
Bank Service Charges	0.00
Cable	78,130.00
Copy	400.00
Electric	4,005.00
Insurance	2,600.00
Maintenance	3,850.00
Mgmt	7,650.00
Office	310.00
Postage	60.00
Reserve Fund	360.00
Road Fund	
Road Fund CD	0.00
Road Fund - Other	0.00
Total Road Fund	0.00
Security	200.00
Taxes	155.00
Trash	29,400.00
Void	0.00
Water	165.00
Website	2,880.00
Total Expense	132,165.00
Net Income	<u>0.00</u>

Green Springs Patio Homes HOA
PROXY & RSVP FORM - 2025 ANNUAL MEETING

Date of Meeting: November 8, 2025 - 10:00 am **Return Deadline:** October 25, 2025

Member Name(s): _____ Property Address: _____

STEP 1: RSVP (Attendance Confirmation)

- ☐ **Yes**, I plan to attend the Annual Meeting in person.
(Please complete and return this proxy form even if you plan to attend. If an emergency prevents you from attending, your proxy ensures your vote counts and helps the Association achieve quorum.)
- ☐ **No**, I will not attend. I am assigning a proxy (see below).

STEP 2: Proxy Assignment - please assign your voting proxy to one (1) of the following:

I/We, the undersigned member(s) of Green Springs Patio Homes HOA, appoint:

- ☐ **(Name of Proxy Holder):** _____
- ☐ **The Board of Directors** (default if no proxy holder is named)
to act as my/our proxy and vote on my/our behalf at the Annual Meeting to be held on November 8, 2025, and at any adjournments thereof.

Important Notes: - You may not list yourself as your own proxy. • A proxy holder must be another Green Springs HOA homeowner in good standing. • If you attend the meeting in person, this proxy becomes void. • A proxy authorizes the holder to vote on your behalf on all matters legally presented at the meeting, including Board elections, unless specific written instructions are provided below. • Nominations may also be made from the floor. **Directed** proxies apply **only** to the candidates listed on this form; **General** proxies allow your proxy holder to vote at their discretion. Proxies **MUST** be registered by 10/25/25. Late proxies might not be counted.

STEP 3: Choose One:

- ☐ **Directed Proxy** – My proxy holder must vote as follows

a) Election for Board of Directors - (3) Total (vote for running candidates or nominate members):

The Board nominates the following Incumbents:

- | | |
|--|--------------------------------|
| ☐ Nancy Johnston | ☐ _____ |
| ☐ Brian Ciorciari | ☐ _____ |
| ☐ Greg Couture | ☐ _____ |

b) Amendment to CC&Rs to allow Home Security Signs on homeowner's property

- ☐ Yes ☐ No

- ☐ **General Proxy** – My proxy holder may vote on all matters as they choose.

Signature(s): _____ Date: _____

RETURN INSTRUCTIONS: Completed Proxy Forms due by October 25, 2025

Mail: Green Springs HOA, PO Box 30252, Myrtle Beach, SC 29588-0005

Drop-Off: HOA mailbox on the garage at 500 Gleneagles Drive

Complete Online: Visit islandgreengreensprings.com and click the "Annual Meeting" tab or scan QR code above

