

CAROLINA WILLOWS HOME OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS

January 12, 2022

Pursuant to call, a Board of Directors Meeting of Carolina Willows Home Owners Association, Inc. was held Wednesday, January 12, 2022, commencing at 1:00 PM at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577, The meeting was called to order at 1:00 PM. Board Members in attendance in person included the following:

Traci Bell – President
Steve McCartney – Vice President
William Haws – Secretary
Glen Carr – Treasurer

Members of Semper Fi Property Management LLC in attendance were Billy Rivera, CPO, NR., Traci Bell, President of the Board of Directors, served as Chairman for the meeting and Bill Haws served as Secretary. A quorum was established to conduct Association business.

Approval of Minutes

There were no previous meeting minutes to be reviewed.

Reports

Account Balances & Delinquencies

A delinquency was reported that one owner is has been in the rears for nearly a year. This unit was on a payment plan that only received two payments. Current back pay is \$3267.82 Attorney fees of \$600 Total \$3867.82. Foreclosure could be 7 to 9 months.

Motion made by Traci Bell and Seconded by Steve McCartney to foreclose on this unit. Motion passed without objection.

Monthly Financials

No report.

Architectural Control Comprehensive Report

No Report.

Unfinished Business

No Report.

New Business

2022 Budget

The 2022 budget approved and there is no increase of monthly fee.

Maintenance Reports

Pool repairs are scheduled to be done within the next month to repair the missing curb stone and missing tiles.

Lawncare: U.S. Lawns has been contacted about the poor service. They have two weeks to get the place up to standards. Leaf blowing, tree trimming, Hardscape, price quotes for mulch and tree trimming. Cally from U.S. Lawns assures Semper Fi the work will be done.

Back Pond: control box needs to be replaced so the new controls do not burn out

Parking lot Stripping: Semper Fi Maintenance will restripe the parking lot shortly.

Front Entrance Stop sign look into who is going to replace it. Road crew or Semper Fi. Suggestion made to make a left and right turn lane going out of Westhaven Drive. This may deter parking there to pick up school children.

Stairwell's painting: getting estimates for cost to have the stair wells painted

Insurance We will receive two quotes on insurance that we were misled by Waccamaw that our current company was not renewing our policy.

Towing: Quality Towing has been hired to take care of towing and the signs are being made and should be put up within 8 days, Towing will begin 48 hours after towing signs are posted.

Speed bumps: reaffirmed vote that speed bumps to be installed. **PASSED** meet with Semper Fi to show where speed bumps to be installed,

No Master list received from TEMS of unit owners

Gate: A discussion on what is needed to remove the gate since the gate codes seem to not working for proper vendors and tenants are still getting them and not using the RFID reader stickers

Board Member Concerns

Compliance Officer: Billy said he is the compliance officer who will go around and check for violations

Next Meeting Date

Regular Board Meeting – TBD

With no further business to come before the meeting and upon a motion properly made, seconded and approved with no objection, it was;

MOVED: Approval to adjourn the meeting at 1:54 PM.

Respectively Submitted,

William Haws
Secretary

CAROLINA WILLOWS HOME OWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS

April 6, 2022

Pursuant to call, a Board of Directors Meeting of Carolina Willows Homeowners Association, Inc. was held Wednesday, April 6, 2022, commencing at 2:00 PM at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577, The meeting was called to order at 2:03 PM. Board Members in attendance in person included the following:

Traci Bell – President
Steve McCartney – Vice President
William Haws – Secretary
Glen Carr – Treasurer

Members of Semper Fi Property Management LLC in attendance were Billy Rivera, CPO, NR, and Ron. Traci Bell, President of the Board of Directors, served as Chairman for the meeting and Bill Haws served as Secretary. A quorum was established to conduct Association business.

Approval of Minutes

Minutes from the January 12, 2022, were reviewed and was accepted as written, **Motion** made by Traci Bell and Seconded by Steve McCartney
Motion approved

Reports

Account Balances & Delinquencies

25 letters were sent out and all but 6 were responded to and paid. A **Motion** made by Steve McCartney and seconded by Traci Bell to send certified letters and cost of certified letters to the 6 delinquent accounts,
Motion Approved

Monthly Financials

The financial report for February 2022 were reviewed. The financial report is filed in the Carolina Willows logbook.

Architectural Control Comprehensive Report

The most current report displaying all violations open and closed from January were reviewed. There is concern that the violation report is incomplete, and that the compliance officer is missing many violations. Additionally, future reports to the Board will only include open violations.

Management and Maintenance Reports

Cameras: There should be 25 cameras available Billy has 16 cameras, Board members have 23 of the 25. Billy to contact John Smith from TEMS to see what is going on with the cameras and not having the ones over at buildings 13 and 14. We also would like descriptions of cameras to where they are looking versus pole numbers.

Lawncare: U.S. Lawns has terminated our contract with them as of April 28, 2022, Our new landscaping company is Suarez Landscaping. A **Motion** made by Traci Bell and seconded by Bill Haws to have Suarez landscaping to do mulch cost of \$12000 and tree trimming cost of \$5000, with funds coming from budget and remained out of reserves to cover the cost of work.

Motion Passed

Ponds: A **Motion** made by Glen Carr and seconded by Traci Bell to hire Coastal Ponds to be our new pond maintenance company at an additional cost of \$1380 per year.

Motion Passed

Towing: Quality Towing has been hired to take care of towing cars are ticketed and being towed.

Pool is open and will remain open till October 31, 2022. Tile repair has been quoted and will be done shortly with a savings of \$1500.

Gate: there have been 5 or 6 complaints that the gate is being left open. The gate will be left open with a minimum savings of \$15000 per year due to savings on repairs.

Building repair for building 16 waiting on cost of emergency repair., Stairwell's painting: will be done when weather warms up.

Roofs: 8 of the 16 roofs have been replaced in previous years. 8 roofs are being inspected as to the need of repairs.

Speed bumps: will be in on Monday April 12, 2022, and to be installed after received

Website is being worked on

Carolina Cool is here doing preventive maintenance of septic lines with a jet drain process to assure that no backups happen.

Rules and requirements need to be reviewed and updated to comply with current laws.

Old Business

none

New Business

Annual meeting was discussed to why it is done in July which is causes a budget to be made with over a half of year left. **Motion:** A motion made by Traci Bell and seconded by Steve McCartney to move the meeting to the fall as to allow for a budget to be presented.

Motion Passed

Board Member Concerns

None

Next Meeting Date

Regular Board Meeting – TBD

Adjournment made by Traci Bell at 3:32 PM

MOVED: Approval to adjourn the meeting at 3:32 PM.

Respectively Submitted,

William Haws

Secretary

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

July 27, 2022

Pursuant to call, a Board of Directors Meeting of Carolina Willows Homeowners Association, Inc. was held Wednesday, July 27, 2022, commencing at 12:00 PM at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577.

The meeting was called to order at 12:00 PM. Board Members in attendance in person included the following:

Traci Bell – President
Steve McCartney – Vice President
William Haws – Secretary
Glen Carr – Treasurer

Members of Semper Fi Property Management LLC in attendance were Billy Rivera, CPO, NR. Traci Bell, President of the Board of Directors, served as Chairman for the meeting and Bill Haws served as Secretary. A quorum was established to conduct Association business.

Approval of Minutes

No previous minutes were presented or reviewed.

Reports

Account Balances & Delinquencies

One account was turned in for collections and Billy will contact attorney to proceed using a different lawyer than previous used by former management company

Monthly Financials

The financial report for June 2022 were reviewed. The financial report is filed in the Carolina Willows logbook.

Operations account has \$27168.90 in the account,

Reserve account has \$409851.25 in the account.

Architectural Control Comprehensive Report

No report was given.

Management and Maintenance Reports

Cameras: There was discussion of how poor the cameras are from TEMS and the dropping of coverage from the cameras. We are ending our contract with TEMS. We received a proposal from Security Vision to provide 25 cameras for a cost of \$18950.00 A Motion made by Steve McCartney and Seconded by Traci Bell to accept the proposal as written.

Motion Passed

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

Snakes: The company will be out to spray behind buildings 1 through 6.

Speed bumps: are at Semper Fi and will be installed within the next couple of weeks.

Grills: the existing grills are rusting out and are in bad shape new grills ordered and will be installed in a better manner than current grills, this will be done in the next month.

Website is being worked on. Semper Fi is doing the website in house due to back log from original company hired to do the website.

Pond 1 the electric is being looked at and repairs being made along with moving the existing box to height as to not cause an electrical hazard.

Shed: Semper Fi is requesting a shed be bought to store equipment in extra umbrellas, light globes etc., Estimated cost of \$900.

Pool pump should have a chlorine and PH regulator in it and that the pool man should not be dumping chemicals in the pool and making residents get out while it dissolves,

Stair repair Emergency repair to building 15 is currently being done at a cost of \$6485.50. There was also a proposal from the same company to do repairs to the remaining buildings cost to be \$38254.25 per unit. This proposal was rejected by the board. Semper Fi is looking for a better quote to have remaining stair landings done.

Roofs: 8 of the 16 roofs have been replaced in previous years. 8 roofs are being inspected as to the need of repairs with an estimate of \$232000. There was discussion of the age of the remaining roofs age for insurance purposes and coverage. Building 12 needs immediate repair. Motion made by Steve. McCartney and Seconded by Glen Carr to have building 12 roof done ASAP.

Motion Passed

Dogs: Billy asked for a committee be formed by one board member to investigate ADA regulations. Steve McCartney was appointed to investigate this and report back his findings.

The issue of short-term rentals is being investigated.

Special Assessment was brought up to cover the cost of major projects of stair repairs and the roofs along with future projects, After the discussion the board has tabled this issue for the present time.

Old Business

Door letters have been installed on most of the doors List of unpainted doors was reported back to management company for further review. This was done by two residents who volunteered to do the job. Thank you to the two ladies

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

New Business

Annual meeting will be September 24, 2022, at 10:00 AM at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577. This meeting will be used to elect two new board members, filling the terms of Traci Bell and Ali Ali. These seats will be for a two-year term.

Board Member Concerns

None

Next Meeting Date

Regular Board Meeting – TBD

Adjournment made by Traci Bell at 1:45 PM

MOVED: Approval to adjourn the meeting at 1:45 PM.

Respectively Submitted,

William Haws

Secretary