

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

August 24, 2023

Pursuant to call, a Board of Directors Meeting of Carolina Willows Homeowners Association, Inc. was held Thursday, August 24, 2023 commencing at 4:00 PM at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577.

The meeting was called to order at 4:13 PM. Board Members in attendance in person included the following:

Traci Bell – President
Steve McCartney – Vice President
William Haws – Secretary
Glen Carr – Treasurer
Lynn Lambert Member at Large

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.

Monthly Financials

The financial report for June 2023 was reviewed. The financial report is filed in the Carolina Willows logbook.

Operations account has \$XXXXX in the account,

Reserve account has \$XXXXX in the account.

Account Balances & Delinquencies

Three accounts were turned in for collections. One account was moved to foreclosure.

Management and Maintenance Reports

Motion made by Traci Bell and seconded by Steve McCartney to ARC violations

Motion passed

Front porch areas: Property manager and board to come up with a policy for front porches. Semper Fi to follow up with size planter allowed. Motion by Traci and seconded by Lynn to have a policy written up by Semper Fi to cover front porch area.

Motion passed

The well pump cost came in at \$12500.00 and is fixed and operating. Semper Fi is investigating irrigation, saving the community money before getting an irrigation company involved. The remaining money collected for this project will be turned over to the reserves.

Semper Fi to research additional cameras throughout the community to better track violations with dumpsters.

Semper Fi to research river rock as a replacement to the mulch.

Pool: The current pool people are doing a terrible job and will be replaced in the fall.

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New fall flowers are being planted at the entrance island.

Leaf guards for buildings one through six was reviewed by the board with receiving one quote of \$7800.00 total price to have them installed. A motion made by Bill Haws and seconded by Traci to spend \$7800.00 from the savings of the well pump project to cover the cost for leaf guards' installation project.

Motion passed

Shades on patio areas. Semper Fi to look into a shade that will be acceptable for porch area.

Old Business

None

New Business

Reported that unit 7E has a trampoline on their porch and this is not allowed.

Storage unit trim is rotting out throughout the community and needs to be replaced. Semper Fi to investigate. Board believes this is an HOA repair and not homeowners' responsibility

The exit lanes from the community should have a left and right lane painted to improve traffic flow.

Board Member Concerns

Suggestion to turning the complex into a 55 and older community. The Lawyer reported that the cost would not be worth the expense to convert the property due to having to rewrite by-laws, the master deed etc.

The Annual Meeting will be held on November 18, 2023, at 10:00 AM at Semper Fi conference room. There are three board seats up for elections. Terms of Bill Haws, Glen Carr and Steve McCartney are up for election.

Next Meeting Date

Annual meeting on November 18, 2023

Adjournment made by Traci Bell at 5:15 PM

MOVED: Approval to adjourn the meeting at 5:15 PM.

Respectively Submitted,

William Haws

Secretary