

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

December 2, 2023

Pursuant to call, a Board of Directors Meeting of Carolina Willows Homeowners Association, Inc. was held Saturday December 2, 2023 commencing at 10:00 AM at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577.

The meeting was called to order at 10:01 AM. 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. and Ron Petone. 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.

Billy explained that the paperwork for the meeting was not reprinted but all the information was current.

Financials: Operating Budget: \$84202.00

Reserves: \$96110.06

Collections: 1 unit currently in collections at the foreclosure state.

Insurance renewal will not be known till February 2024. Semper Fi has estimates coming in for the price.

Talk concerning the dues for 2024 to remove the insurance from the budget and make it its own assessment. With the insurance out of budget the monthly dues could be as low as \$279 dollars a month or keep them at \$307 a month. Motion Made by Lynn and seconded by Traci to remove the insurance from budget and make insurance its own assessment, and to have the 2024 dues at \$290 a month. **Motion Passed.**

2024 budget was presented with removing the insurance from budget and that the monthly dues will be \$290 per month per unit. Motion made by Traci and Seconded by Glen **Motion passed** to accept 2024 budget.

Management Maintenance Reports:

Bears: there has been a bear seen in a tree in the common area. SCDR will not relocate bars so it is responsibility of te community to make sure the bears stay away. This will take place by closing the doors on the dumpsters, not leaving food outside, or feeding the bears.

Semper Fi has enhanced the entrance with new flowers, and decorating for the holidays it's greens and lights.

Towing: towing is being enforced and being checked for parking permits.

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Cameras and footage: The board is looking into adding more cameras to cover the entire community. Any person asking for footage from cameras will require a police report and will be charged \$75.00 dollars for time spent going through the footage.

Ponds are fixed and are working well.

Drainage problems buildings 10, 16, and 8: estimates are being gathered and not acceptable cause they are way out of price. Semper Fi is looking to add drainage pipes like done behind buildings 1 through 6.

Stop Sign: a stop sign will be added between buildings 15 and 16 and a paint pattern added.

Decks: these are being done on an as needed bases. Any soft spots should be reported so repairs can take place.

Facia on buildings is being looked ant and estimates are being gathered to see cost of repairing them on all buildings.

Parking passes: Semper Fi is looking at getting a sticker pass that will be adhered to the lower left hand corner of windshields Each unit will be issued 3 passes. I.D. Numbers will be register t each unit with Semper Fi.

Mulch versus concrete: suggestion to remove plants from the V shade space in front of stairs and replacing it with concrete. Semper Fi will investigate the possibility of changing mulch versus concrete.

Unit 4B Resale business: this is to be investigated to see if that unit is running a business out of the unit.

Lighting building 15: It was asked if a light could be added to the end of building 15 back by turning pines since this area is being used for not favorable activity and a tree being trimmed backed by existing light to allow better visibility.

Gate: The front gate was asked to be returned to operationally. This will not be done due to a saying to community for the cost of repairs is outweighed by having it working.

Carpet cleaning: this is to be scheduled soon.

Pool Furniture: There is more furniture to be restrapped and will be done in near future.

New Business:

Pool Pole needs to be inspected were the light globe keeps being blown off or broken. New globes will be looked into or different light heads to be looked into.

Fire inspection checklist: The board is looking into a new checklist that will require owners to check and follow up on and sign and return to property management.

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Master form for the board to know the number of people in each unit. Master deed states a maximum of five people per unit.

Pool Operator: Semper Fi will be taking over pool operations as of January 2024.

Sod versus seed: areas need to be resolved or seeded as needed.

Storage Units: wood work on storage units is the responsibility of the home owners. Need to be repaired and painted.

Election Committee was formed to tally votes for three seats of a two year term. The Committee was made up by Layla Rule Unit 8H, Donald Bourne Jr. Unit 14A, and Ron Pantone Semper Fi representative. The results are the three new board members are Glen Carr, Steve McCartney and Sharon Pitz.

Adjournment of meeting: 11:44 AM.

Adjournment made by Traci Bell at 11:44 AM.

MOVED: Approval to adjourn the meeting at 11:44 AM.

Respectively Submitted,

William Haws