

February 1, 2024

A Board of Directors Meeting of Carolina Willows Homeowners Association, Inc. was held Thursday, February 1, 2024, at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577.

The meeting was called to order at 4:06 pm. Board Members in attendance in person included the following:

Traci Bell – President
Steve McCartney – Vice President
Sharon Pitz – Secretary
Glen Carr – Treasurer
Lynn Lambert - Member at Large

Discussion/Old Business:

Billy informed the board that Ron was no longer working for him and Mandi was the new person at the front desk. He also informed the board that Tony was no longer working for him.

Certified letters are being sent out for collections. This will help curb owners from denying they have received emails or letters. Any costs associated with mailings will be charged back to owners.

Billy reported that Allie updated violations in the community, there were 116 violations this past month. Billy noted we can look at the violations on the Folio App, (note as of Monday, February 5, they are still not on the app)

Both power washing and carpet cleaning are delayed at least a month or two because of the cool weather.

Lynn donated a 3 x 5 flag for the pole out front. Chris from the office worked on temporarily fixing the flag pole that was damaged from the last storm.

Glenn will take the lead on looking for a new flag pole to replace the damaged one. We would like to remove the old and place the new one in house, if possible, to hold costs down to a minimum.

Pool light stand still needs screws/bolts placed to prevent it from continually breaking light/cover.

Board members went over Decembers Meeting minutes and approved as written. Billy will post on the website.

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Outdoors lights – several are not working again. Seems the sensors are not correct. Billy will check those – lights are on in the middle of the day.

Still working on getting estimates for sod for in between some of the bldgs. Still working on flooding issues by bldg. 15 and near the pool. Glen will work with Billy and meet with him to discuss solutions.

NEW BUSINESS

Lynn had a suggestion regarding our pest control company. They are not doing a great job. Discussion on what alternatives can be made. Billy mentioned Datson Pest Control.

Lynn motioned and Traci second to have our current company terminated and Semper Fi to hire Datson Pest Control. Motion passed with all five board members agreeing.

A couple of owners asked about hiring their own pest control to alleviate access to their home. This was discussed and all board members agreed, that owners cannot have their own pest control in order to refuse the current company. This is in our by-laws for the safety of all residents and units that the current management company has a right to enter a unit as needed for any safety concerns. (per the **Master Deed 8.2 Access to Units**)

Owner in Unit 15D sent in a request to install a glass/screen door on front of her unit. We are waiting for the email with the information before approving.

There is an ongoing issue with the back pond not refilling – every couple of months it has to be adjusted. Chris knows about the issue and will continue to work on it. There is also a bad hole near there. Glen will call Billy on Monday to come out and place a cone on it until it can be filled.

Billy mentioned he is still working on the estimate to correct several issues with the building i.e. vinyl siding coming off, busted dryer vents, vents under soffits where birds are getting in, soffit still missing on building 9.

We discussed setting up a Rules Committee. The rules and regulations are in need of updating. The entire board agreed that we need an updated packet. This meeting will be held at the Semper Fi office on February 12 @5 pm.

Discussed a possible information center board to display rules and regs. Many renters have expressed they don't have any idea what is allowed and not allowed in the community. Some landlords and/or property managers are not informing renters of these rules and regulations. Billy will look into two boards for the area to be placed near cameras. This can then be updated on a regular basis as needed.

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Billy will send out the new insurance costs and what the assessment will be for each unit.

No other new business was discussed.

Adjourned 5:19 pm.