

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

A Board of Directors Meeting of Carolina Willows Homeowners Association, Inc. was held Tuesday, August 6, 2024, at Semper Fi Property Management LLC, Board Room 1756 Highway 501 Myrtle Beach, South Carolina 29577.

The meeting was called to order at 3:56 p.m. Board Members in attendance in person included the following:

Traci Bell – President
Glen Carr – Treasurer
Sharon Pitz – Secretary
Lynn Lambert - Member at Large
Billy Rivera – Representing Semper Fi

Steve McCartney – Vice President – arrived late at 4:10 p.m.

Quorum was met.

Financial Report

Our Operational Budget is currently \$137, 209.99
Our Reserve Budget is currently \$122,426.35

Our AppFolio is not balancing correctly, Mandi (Accountant) is entering figures by hand. The bank we use is a local bank and AppFolio does not recognize it such as larger banks. This is being worked on.

Collections – Numerous owners are currently behind in their assessment. They have until August 22, to pay their final assessment charges. If those are not paid an email and certified letter will be sent out from Semper Fi. If not paid, next step is to go through the attorney's office.

Management, Maintenance and Old Business

The Board discussed the trees in the community and the issues they are causing. A company gave us a quote to trim and remove some trees only to find out they had no insurance or license. We were able to get a new quote from a different company that was licensed and insured.

They will trim all of the larger trees (approximately 39), including low hanging dead branches (many of them are encroaching on the cameras and buildings), removing three (3) trees at the front entrance that is causing the parking areas and curbing to deteriorate and one that is dead. Their quote was \$9,150. The three (3) trees that will be removed from the front entrance will be replaced with Crepe Myrtles. A motion was made by Lynn to approve the quote and Traci seconded. All board members were in favor.

Cameras – Some of our cameras are currently offline. Billy will check with the company after the meeting to see what the issue is. There are 30 cameras but 13 are not working or hidden from the trees. We are working with the contractor on this. Billy, Traci and Glen will work on an overlay map of the current cameras and possibly adding additional cameras as needed. Also discussed upgrading the system that is more technically advanced.

Pool Pavers – some of the pavers are pulling up in the pool area. There is also a small area in the deeper end of the pool that needs to be patched. Both of these will be looked at during the off season. The pool bathrooms will also be painted.

Pressure washing is still on the list to be completed. This has taken longer than expected to get this completed. Between trying to schedule and working on other necessary projects first, this has not happened. Semper Fi will now do this in house, he wanted to thank everyone for their patience.

French drains seem to be working with light rain but we are still having some issues when we have a downpour. The company has come out once already to fill holes but they are still happening in a few areas. Billy will check with company to make sure everything is connected correctly. We will also be looking at putting sod down to help hold the dirt in place and letting it settle. Quotes will be needed for this.

Gutter guards on building 6 are not working properly. We had a person come out an inspect the guards – while they are on the gutters – they were full of pine needles and basically not doing what they were supposed to do. Discussion about cutting back trees that are encroaching on the property or removing them. Quotes for this will be needed to get this done.

Sod still needs to be placed by the back pond between buildings 1 and 9 as well as one of the center islands. These will be postponed until spring.

Information board displays with prices were sent to Billy to order and install. These will be set up in the common area by the pool and across from building 5.

New Business

Updated Rules and Regulations were finalized and Board members signed. We have been working on this for several months. Billy will now forward to our attorney to have them recorded with Horry County. The new rules will also be added to our website.

The back pond has had issues with drainage. Discussion on placing a possible sump pump/ exhaust for when a heavy rain pushes the water back up towards the buildings instead of moving to the creek as it was originally designed to do. There are 5 drains that all go towards the back pond. There is not enough power to move the water through the pond to the creek and there are many times it backs up. Further discussion and quote for this to follow.

Semper Fi will give the current President and Treasurer access to our online bank statements with real time viewing. This was overlooked, previously.

OWNERS MEETING – Will be held at the Semper Fi Office on October 19th at 10 a.m. Billy will send out an email as it gets closer to the date. Two seats will be open this year for any new persons interested in joining the board.

Meeting adjourned at 5:18 p.m.