

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.
MEETING OF THE BOARD OF DIRECTORS

November 23, 2024

Pursuant to call, a Board of Directors Meeting of Carolina Willows Homeowners Association, Inc. was held Saturday, November 23, 2024, commencing at 10:01 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
Sharon Pitz – Secretary
Glen Carr – Treasurer

Lynn Lambert – Was absent and unavailable to call in.
Billy Rivera represented Semper Fi Management Team along with Jennifer Richardson.

No quorum was needed as this was a rescheduled meeting.

Financial Report and Review –

Spreadsheets were available but there is an issue with the AppFolio program. SFPM has IT working on it with AppFolio. Our operating budget is \$101,005.55 and our Reserve is \$140,109.61. Both were much higher than the spreadsheet.

We have four (4) units that need to go to collections for non/late payments. Billy asked the board's approval for that. Steve motioned and Glen second and board members agreed to send those units to collections.

There was discussion regarding the budget. A handout was available. Comparing from this year and next year. We had a decrease in our contingency budget. We had an increase in water/sewer; cable/internet; electric and trash. We did have an increase in our reserve. More discussion in regards to the cable. Our contract with HTC expires in one more year; we currently pay for both basic and premium. Once the contract is over, we will reduce it to the basic cable saving us approximately \$30,000 a year.

Steve motioned and Traci second to approve the budget as discussed. All in favor. Budget approved.

Management, Maintenance and Old Business –

As of October 25, we currently have 75 violations in the community – non working keys, pest control, screens. Most owners are working on getting them taken care of quickly.

Discussion regarding pest control – the company will be placing stickers inside a kitchen cupboard. They will note that they have been inside and sprayed. They will either knock or ring the bell before entering. If they hear a shower they will leave and not spray. They are required by DHEC to spray only a specific amount of pesticide not to exceed the rules. (they can not spray every single wall, etc). If you are home and they are not coming in to spray, notify Semper Fi right away and they will take care of it.

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

Pressure washing of all units have been completed. Semper Fi will also service the fencing and dumpsters in the next few weeks as time allows. Building 14 had some serious issues on the upper stairway that has been taking longer than expected. The company has had to come back out to correct issues that is expected before final payment.

A new flagpole was installed and we are already on the 2nd flag. If you see it is damaged let Semper Fi know and they will replace. The flowers out front have been delayed due to major repairs being handled first.

Parking passes – discussion – most are in compliance, some have been placed in the wrong area, working through that. All stickers must be placed on the Driver's side lower window. If you are using the hanging tag you can either place on rear view mirror, on the dashboard (preferably left-hand side) or tape to lower left-hand side. This makes it easier for the tow company and management to see so they are not towed by accident. There will be a no tow during the day for the following holidays – Thanksgiving, Christmas Eve and Christmas Day. Any other times a parking pass is required including day visitors or they may be subject to towing.

Pool – Bathroom floors have gotten new epoxy on the floors. New pool light was installed in pool and the pump was fixed. Yellow painting on some curbs was done to help alleviate parking issues. Some vehicles are still parking there and will be subject to towing if continues, including the front entrance and exit – this is a safety hazard.

Major trimming of trees around the complex and a few were removed before the parking area suffered more damage. Thanks, Glen, for helping to get this done. Greenleaf was the company that came out and did a great job. They will be working on trees behind buildings 1-6 over the winter/spring.

Rental Agreements are coming in as requested. Billy is going to extend it one more month before we issue fines. He would rather get them all in before we have to start eviction notices per the master deed.

Pets are still an issue with some. Working on this. If you see a renter that has an animal, please take a pic and notify Semper Fi. All pet owners must have complete control over their animal at all times.

Dumpsters – Billy is working on getting them replaced or painted. Also mentioned if grease/oil can be put on the doors to help them slide open and close easier.

New Business –

Management is looking at doors & door frames especially on storage units. Some are in disrepair, rotted, etc.

Sod – still need to get estimates for this spring, there are many areas that need attention.

Pool Bathrooms will be updated this winter – flooring has been painted but new toilets, sinks, lights will be upgraded. Also draining of the pool to repair the hole at the bottom. Some pool

CAROLINA WILLOWS HOMEOWNERS ASSOCIATION, INC.

MEETING OF THE BOARD OF DIRECTORS

pavers on the pool deck have come up and will be put back in place. Also discussed the fencing around the pool – kids are squeezing through the bars and damaging them. Will look at additional security measures for this. Installation of horizontal pickets to the fencing will secure the area.

Will be replacing the trees that were removed out front this spring. Crepe Myrtles were discussed.

Two (2) new cameras have been installed by the pool area. Glen is working on an overlay of the cameras so we can install more where needed including the common area. The Board will discuss at next meeting to see how soon we can finalize.

No smoking at the pool has been working. This does also include no vaping. There was mention about some smokers disposing of cigarette butts outside of the units. We ask that they take care of their own and dispose of properly.

Idea for a possible meet & greet in the spring and/or fall. It would be a great idea to meet other neighbors. Information will be out in the near future for this.

Election results –

We asked Jennifer Richardson (Semper FI) Izzy Maisorv -16E & Patrice Figlia -3B to go to the front office to count the votes –

Three people were running and received the following votes –

Lynn Lambert (current member) – 27

Traci Bell (current member) – 20

Debra Prack (owner) – 15

One owner wanted to discuss an issue after the meeting. There was no additional discussion after the vote.

Traci ended the meeting at 11:12 a.m.