

Carolina Willows HOA

Q1 Board of Directors' Meeting
January 15, 2025
3:00 p.m., Semper Fi Property Management

Order of Business

- I. **Call to Order:** Traci Bell called the meeting to order at 3:06 p.m.
- II. **Roll Call:** Traci Bell (President), Steve McCartney (Vice President), Glen Carr (Treasurer), Lynn Lambert (Member at Large); Billy Rivera (Semper Fi Property Management)
- III. **Quorum:** Yes
- IV. **Financial Report**
 - A. AppFolio was down. The current figures are
 1. Reserve account: \$171,004
 2. Ops account: \$ 57,588
 - B. On January 1, Semper Fi transferred excess Ops money into the reserve account, to prevent the money from being taxed.
 - C. There have been no new collections since December.
- V. **Old Business:** It has been determined that vehicles found in violation repeatedly can, after fines have been levied, be towed.
- VI. **New Business**
 - A. Lynn Lambert notes that some of the stairway braces for building 8 have fallen.
 - B. The pool is getting two new toilets and two new sinks.
 - C. All stairways and walkways need to be inspected.
 - D. Carolina Cool was called to snake out a plumbing overflow in building 1. It was determined that non-flushable items, including textiles, had been flushed.
 - E. Sharon Pitz, who had been secretary, has resigned:
 1. The board has the right to continue to operate without appointing a fifth member.
Traci moved to approve; Lynn seconded; motion carried unanimously.

2. The board has slightly reorganized:

- a) Lynn Lambert is now Vice President.
- b) Steve McCartney is now Secretary.

F. Billy suggested an estimate of \$3,000 per pole (2 cameras per pole), to guide us in our estimations of possible costs related to more cameras. Glen noted the sometimes contradictory aims of having as much camera coverage as possible vs. a pole that isn't close enough to a building to be wired. Billy suggested the board discuss and comment in an email chain.

G. Our insurance has gone down \$42,745. Our 2024 insurance was \$181,585. Our 2025 insurance quote is \$139,073.76. The broker proffered two quotes. We selected the one with more coverage. **Steve moved to approve; Traci seconded; motion carried unanimously.**

VII. Traci adjourned the meeting at 3:53 p.m.

Respectfully submitted,

Steve McCartney