



Caroline Willows HOA

2nd Quarter Board of Directors Meeting

June 6, 2025 at 10 AM

Minutes:

- *Called at 10:01 Am by Tracy Bell, President*
- *Roll Call:*
 - Tract Bell, President*
 - Lynn Lambert, VP*
 - Glen Carr, Treasurer via Telephone conference line*
 - Steve McCartney, Secretary*
 - Billy Rivera, Semper Fi Property Management*
- *Quorum was met of the BOD*
- *Financial reports:*
 - 1. Operations account balance as of this date \$166,479.26*
 - 2. Reserve account balance as of this date \$111,406.17*
 - 3. Additional funds collected to date: Late fees \$275, Misc income 425, Parking Passes 225, violation fines 2250. Additional fines have been issued, but not paid as of this date.*
 - 4. Collections: 20 Owners are in Tier I status*
- *Management, Maintenance & Old Business:*
 - The following items have been completed:*
 - Trees (9) remove behind buildings 1-6*
 - Pond pumps repaired*
 - 4x4 post caps replace and glues down (40)*
 - Steps inspected and secured, if needed*
 - Currently two repairs to buildings are in process due to rotted wood*
 - New flag pole has been ordered due to wind damage on current post*
 - Grills will be sanded and painted*
 - Two picnic tables will be installed. One by the pool grill and one in the triangle are across from building 3*



Owners may not take common areas as their own property and place flags, flower pots, etc in the common areas.

Down spout will be inspected, cleared and repairs as needed.

- *New Business:*

1. *Glenn will be added to the camera system*
2. *Reserve Study approved for Carolina Willows. A motion by Tracy, 2nd by Steve with all members in favor to approve.*
3. *Glenn submitted an estimate to improve the fronts of all buildings by mulching, edging, planting bushes and installing irrigation. A motion by Lynn to approve, 2nd by Steve with all members in favor to approve.*
4. *Billy is seeking estimates to seal coat and stripe the parking lots. Will send to the BOD when completed.*
5. *Glenn brought up a question by an owner, Carol Haws, to pass a rule to have no E Bikes permitted at Carolina Willows due to they are motorized. The topic was discussed and the BOD stated: E Bikes are not motorized, not a licensed vehicle from SCDMV and they are permitted on the grounds.*

- *The meeting was closed at 1034 AM*
- *Minutes taken and prepared by Billy Rivera Semper Fi Property Management to assist the Secretary.*