



Carolina Willows HOA

Q1 Board of Directors Meeting Minutes

Date: March 24, 2026

Time: 10:00 AM

1. Call to Order

The meeting was called to order at **10:03 AM** by **Tracy Bell, President**.

2. Roll Call

The following were present:

- Traci Bell – President
 - Lynn Lambert – Vice President
 - Glenn Carr – Treasurer
 - Steve McCartney – Secretary
 - Billy Rivera – Semper Fi Property Management
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3. Quorum

A quorum was confirmed by the Board of Directors.

4. Financial Reports



- **Operating Account Balance:** \$36,136.63
- **Reserve Account Balance:** \$134,183.18

Additional Income:

- Late Fees: \$325
- Parking: \$50
- Fines: \$300

Collections:

- Tier I: 7 accounts
- Tier II: 0 accounts

5. Management, Maintenance & Old Business

- Swimming pool secured and remains closed due to ongoing issues with children causing damage
- Broken lounge chairs removed and secured
- Picnic tables secured
- Edging completed around the front of all buildings
- Sinkhole in parking lot repaired
- Brick moulding around storage room doors repaired
- Miscellaneous sub-wall repairs completed
- Multiple areas of rotted wood identified around door frames, windows, and storage room sub-walls
- Steps inspected; screws reset and/or added where necessary
- Maintenance charges will be issued to unit owners identified via video for improper dumpster area use

6. New Business

- Order new white plastic lounge chairs for the pool deck
- Pool to remain closed until behavior issues are resolved
- Install new flowers at the front gate
- Schedule pressure washing in the near future
- Irrigation system to be activated mid-April
- Evaluate installation of permanent asphalt speed bumps

SEMPER FI



PROPERTY MANAGEMENT

- Several units identified in connection with ongoing issues; management is notifying owners of violations and damages caused by renters
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7. Adjournment

The meeting was adjourned at **10:43 AM** by **Tracy Bell, President**.

Minutes Prepared By:

Billy Rivera, CPO, NP