

THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, February 17, 2025

President, Scott Kavana called the Board Meeting to order at 10:30 A.M at The Farm's activities center. Board Members, Theresa Sutton, Debra Shovlin, Ron Tagliabue and Gregg Markey were present. Also present was Misty Pace, Community Association Manager of Waccamaw Management, LLC, AAMC, Managing Agent for the Association. Misty Pace served as recording secretary.

Scott Kavana stated that a quorum of the Board had been met.

Debra Shovlin moved to approve the minutes. Theresa Sutton seconded, all in favor, motion passed.

Resident Concerns:

- A resident complained the pond behind his home had not been mowed. Management explained the ponds were cut five times a year starting in May.
- A resident stated the landscapers did not cut his pond last year. Theresa Sutton explained the previous landscapers did not cut the ponds according to the contract and the current landscapers were trying to catch up on these projects. She also added the Board met with the landscaping supervisor earlier today and they are working on a pond schedule for this season.
- Scott Kavana stated the Board realizes the pool situation is currently a hot topic. Scott Kavana further explained that Board members were not engineers and the Board is working with professionals for guidance on how to move forward.

Committee Updates:

A. Paul Hoppes, Grounds Chair, reported:

- A. There are two (2) trees on the pond side of the large pool that are dead and need to be removed.
- B. The committee has received quotes for the replacement of the bathroom doors at the large pool. The quote amount is seven hundred sixteen dollars and twenty nine cents (\$716.29) with one hundred eight five dollars (\$185.00) for installation.
- C. The repair made to the fountain cable on Powder Mill was unsuccessful. Bland has recommended the cable be replaced in the amount of two thousand eight hundred forty eight dollars and forty five cents (\$2,848.45).

B. Debra Shovlin reported the following activities have been scheduled for 2025: food drive, meet and greet, human society event and food trucks. More information to follow.

C. Misty Pace reported the ARC had eleven (11) applications for January's meeting. Seven (7) applications were approved with one (1) application conditionally approved and three (3) applications denied.

Old Business:

- Landscaper updates: The Board met with the landscaping supervised earlier today. Brightview will credit the Farm for the vegetation/plants they previously approved and paid to be installed at the Wheatfield entrance. The landscapers are currently working on cutting back the berms.
- ARC revisions: The ARC has reviewed and approved the previously submitted revisions. The Board would also like to include maintenance of trimming vegetation around light poles and utility boxes.

New Business:

- Management has received one quote to replace the damaged sign at the Wheatfield entrance. We are currently waiting on one more quote for the project.
- Mr. D's has submitted a quote in the amount of nine hundred dollars (\$900.00) to remove the two dead trees by the large pool. Debra Shovlin motioned to approve the quote. Theresa Sutton seconded, all in favor, motion passed.
- After review of the quote to replace the bathroom doors at the large pool, Ron Tagliabue motioned to approve the project. Gregg Markey seconded, all in favor, motion passed.
- Debra Shovlin motioned to approve the cable replacement for the Powder Mill fountain. Theresa Sutton seconded, all in favor, motion passed.
- The Nominating Committee will meet February 18th at 5:00 at the Activity Center.
- Debra Shovlin reached out to Santee Cooper concerning the dead bugs in the light pole fixtures. Santee Cooper stated they typically do not clean out the fixtures. Santee Cooper will check with Conway Services to see if they can perform the work.
- The F&Q questions on the Farm's website need to be updated.
- Management reached out to the HOA attorney to see if violation notices can be emailed. According to the attorney unless the By Laws can be amended, notices are recommended to be mailed.

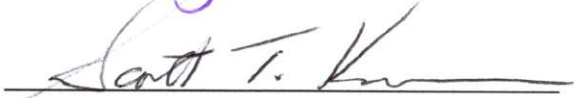
The next meeting will be the annual meeting on March 25th at 6:30 P.M.

Debra Shovlin motioned to adjourn the meeting. Theresa Sutton seconded.

With no further business to discuss the meeting was adjourned at 11:21 A.M.

Respectfully Submitted,


Misty Pace- Recording Secretary


PRESIDENT

Title: