

THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Wednesday, January 15, 2025

President, Scott Kavana called the Board Meeting to order at 5:00 P.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.

Theresa Sutton moved to approve the minutes. Gregg Markey seconded, all in favor, motion carried.

Resident Concerns:

- A resident inquired about rumors concerning replacing the large pool and questioned if reserves would be used for the project. Scott Kavana replied more information about the pool issue would be mailed out in the 60 day annual meeting notice set to go out on January 24th. The large pool has been experiencing crack issues for the past three years that keep getting worse, at some point a new pool maybe needed. A survey will be mailed to obtain residents opinion on the subject.
- A resident questioned if the proposals would include the filters. Scott Kavana stated the proposal would cover the pool and pool equipment. Scott Kavana further explained the Board would be obligated to replace the pool unless 75% percent of the residents voted not to replace the pool.
- A resident stated they heard rumors indicating there would be 3 pools and questioned if a lazy river could be added. Scott Kavana responded early proposed plans included a kiddie pool, lap pool and a family pool.
- A resident questioned the cost of the project. Scott Kavana answered that the Board is currently working with the CFO and reserve company to obtain an estimated cost of the proposed project.
- A resident indicated not all residents could afford a special assessment if one was needed. Debra Shovlin replied if a special assessment was needed the Board would allow time for payment of the assessment.
- A resident questioned if the pool could be fixed. Scott Kavana replied the pool has been repaired several times but the cracks keep coming back.

Committee Updates:

A. Paul Hoppes, Grounds Chair, reported:

- A. The entrance sign at the Farmers Rest entrance on the right side needs to be replaced. Debra Shovlin requested a quote for the project.
- B. The hydraulic cement used to repair some of the cracks on the basketball court is not working as hoped. The committee will look for another solution.
- C. The Farm has received the FireWise approval.
- D. The Powder Mill fountain cable is scheduled to be repaired next week. Total cost for the cable repair is \$196.04.

B. Misty Pace reported the ARC did not meet in December due to the holidays. The next meeting is January 27th.

Old Business:

- Landscaper updates: The landscapers are currently working on trimming the pampas grass on Carolina Farms Blvd. The Board would like follow up information on the replacement vegetation at the Wheatfield entrance as previous discussed with Brightview. Management will follow up with Brightview on the subject.
- Sidewalks- the county has advised that they have not yet made the repair to the sidewalk on Wheatfield. The county will make the repair when their schedule allows. Management has been in touch and will continue to follow up with the county concerning the repair. Three bids were obtained to extend the Farmers Rest sidewalk. Sea Coast Concrete submitted a bid in the amount of \$9,900.00, Waccamaw Concrete submitted a bid in the amount of \$12,390.00 and Turner Concrete submitted a bid in the amount of \$14,903.56. After some discussion the Board decided to table the project at this time.
- The pump cover on Farmers Rest is now on.
- The power cord for the Powder Mill fountain is in need of repair. The grounds committee reported the cost of the repair is \$196.04.

New Business:

- Theresa Sutton motioned to approve the Powder Mill fountain cable at a cost of \$196.04. Ron Tagliabue seconded, all in favor, motion passed.
- ARC handbook revisions- The Board and the ARC have been actively working on revisions to the ARC handbook. Theresa Sutton suggested regulations be added to make homeowners responsible to trim vegetation around light poles in their yard. Management will submit the requested information to the ARC for review.
- The Board discussed having the HOA attorney file all required CTA information. Debra Shovlin motioned to have the HOA attorney file the required documents. Gregg Markey seconded, all in favor, motion passed.
- A copy of the annual meeting notice was reviewed by the Board. Ron Tagliabue motioned to approve the packet. Gregg Markey seconded, all in favor, motion passed.
- A recommendation was made to renew an expiring CD at Edward Jones for 3 months at 4.25%. Theresa Sutton motioned to approve the recommendation. Debra Shovlin seconded, all in favor motion passed.

The next meeting will be held on February 17th at 10:30 A.M.

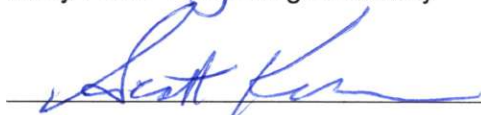
Debra Shovlin motioned to adjourn the meeting. Gregg Markey seconded.

With no further business to discuss the meeting was adjourned at 5:47 P.M.

Respectfully Submitted,



Misty Pace- Recording Secretary



President

Title: