

# **THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

**Monday, July 15, 2024**

Vice President, Theresa Sutton called the Board Meeting to order at 5:00 P.M at The Farm's activities center. Board Members, 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.

Theresa Sutton stated that a quorum of the Board had been met.

Debra Shovlin moved to approve the minutes. Gregg Markey seconded, all in favor, motion carried.

### **Resident Concerns:**

- A resident request the proposed speed humps on Scarecrow Way be relocated as they were too close to his home. The resident also complained about fireworks on his street.
- A board member stated they would like to see some clarification or revision for definition of a commercial vehicle in the governing documents.

### **Committee Updates:**

- A. Paul Hoppes, Grounds Chair, sent in the following report:
  - A. Beach Mulch has installed the mulch at the entrances, large pool area, small pool area, and the activity center.
  - B. Young has purchased a replacement power washer.

### **Old Business:**

- Landscaper updates: The palm tree trimming will be completed next week.
- Rubber mats for playground- the grounds committee has a list of proposed vendors who can install the rubber mats. The grounds committee will work on this project. Theresa Sutton recommended the grounds committee review a product called Dominator XL for existing playground mulch.
- The newly installed shed door at the Farmers Rest shed has not yet been painted. Maintenance will start this project in the fall.
- Brookberry/Atlantica contract- The deadline for the return of the Atlantica Beach Club survey is 5:00 today. Out of 56 homes, 34 surveys have been submitted. 32 votes for "No" to the survey and "2" votes for "Yes". Due to the overwhelming "No" votes Debra Shovlin motioned to notify the HOA attorney to move forward with nonrenewal of the contract. Theresa Sutton seconded, all in favor, motion passed. Management will reach out the attorney for follow up.
- Pool design update- Sunco and Dick's Pools have submitted engineering designs for the proposed pool plans. One Board member has a few concerns they would like to discuss.
- TEM has submitted a proposal in the amount of the \$1,580.00 for a replacement speaker at the small pool. The current speaker is older and not repairable. Debra Shovlin motioned to accept the proposal. Gregg Markey seconded, all in favor, motion passed. Management will contact TEM for the installation.
- Management has been working with Horry County on the sidewalk issues located on Wheatfield Drive. The county stated the sidewalk was not their responsibility. However after explaining the school kids utilize that particular sidewalk to walk to and from school, the county stated that would try to repair the issues within the next three weeks. The county will not pay to extend the sidewalk on Farmers Rest to Carolina Forest Blvd. Management has submitted an encroachment permit to be able to perform the work. Management will work on obtaining estimates from Big D's and the Mulch Bucket for boulders to help with the parking issues on Wheatfield.

- Beach Mulch has install the mulch at all entrances, the large and small pool areas and the activity center.
- Meet and Greet- Management has sent an update with requested information to the resident in charge of the event with no response to date. The resident in charge has requested use of the paper products at the activity center. Theresa Sutton motioned to approve the request. Ron Tagliabue seconded, all in favor, motion passed. Management will reach out to let the resident know a response is needed by July 18<sup>th</sup> for the event to move forward.
- Corporate Transparency Act- No new update.

New Business:



- A resident submitted a request to install a fountain in pond 13. The resident would assume all cost for the fountain. After some discussion Debra Shovlin motioned to deny the request. Theresa Sutton seconded, all in favor, motion declined.
- Two signs are needed for the small pool. Debra Shovlin motioned to approve the purchase of the signs, Theresa Sutton seconded, all in favor, motion passed.
- Discussion ensued about the replacement of the Farm sign at the Powder Mill entrance. The discussion was tabled until the fall.
- Maintenance has requested to purchase a new power washer as the old one is not currently working. Debra Shovlin motioned to approve the purchase. Gregg Markey seconded, all in favor, motion passed.

The next meeting will be held in September 12<sup>th</sup> at 11:00 AM.

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

With no further business to discuss the meeting was adjourned at 5:55 P.M.

Respectfully Submitted,

  
  
 Misty Pace- Recording Secretary

  
 Title: