

THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, June 17, 2024

President Scott Kavana called the Board Meeting to order at 11:00 A.M at The Farm's activities center. Board Members, Theresa Sutton, Debra Shovlin 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 carried.

Resident Concerns:

- A resident previously suggested the idea of a meet and greet for the community. The resident requested an update on the proposed activity. Scott Kavana questioned if the event could be held at the activity center. Discussion ensued. Scott Kavana stated the board would work on the logistics of the event and respond accordingly to the resident.
- A resident complained about flyers from Precision Services being placed in the community mailboxes and littering the area.

Committee Updates:

- A. Paul Hoppes, Grounds Chair, reported :
 - A. The pump house on pond 12 has been repaired.
 - B. Paul and Young worked on the cracks in the basketball court. The areas may need to be caulked.
- B. Scott Kavana reported the ARC had 18 requests with 14 requests being approved and 4 requests being denied.

Old Business:

- Landscaper updates: Brightview will be replacing the dead plants at the Wheatfield entrance at their expense. The palm trees will be pruned in July. Maintenance reported several weeds in the cracks at the small pool.
- 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.
- The newly installed shed door at the Farmers Rest shed has not yet been painted.
- Key card access update- key card request are still coming in. Most residents have registered their key cards.
- Brookberry/Atlantica contract- The attorney has provided the requested information on how to move forward with the Atlantica contract survey. The survey will be mailed and emailed at all owners in the Brookberry section of the Farm.
- Pool design update- Sunco and Dick's Pools have submitted engineering designs for the proposed pool plans. The Board requested additional information from Sunco. Management will reach out to Sunco with the proposed questions.
- Discussion ensued about the possibility of security at the small pool. The Board will keep the option open, however the conclusion is that security is not needed at this time.

- Management is working with Horry County to see if they would be willing to extend the sidewalk on Farmers Rest to Carolina Forest Blvd.
- Creative Painting has completed the repair on the clubhouse ceiling.
- Corporate Transparency Act- No new update.

New Business:

- Turner Asphalt has submitted a bid in the amount of \$14,000.00 to repair the sidewalk on Wheatfield Drive. The Board would like to obtain a comparison quote.
- The speaker at the small pool is not functioning. The Board request a proposal to repair or replace the speaker. Management will reach out to TEM for the estimate.
- Beach Mulch has submitted a bid in the amount of \$14,187.15 for mulch installation at the entrances, pool area, clubhouse, small pool, activity center and the Brookberry entrance. Debra Shovlin motioned to approve the bid. Theresa Sutton seconded, all in favor, motion passed.
- The Board discussed the proposed Meet and Greet. A suggestion was made to have the Meet and Greet at the activity center with stipulations. Debra motioned to approve the request. Theresa Sutton seconded, all in favor, motion passed.
- Wheatfield parking issues- The Board is investigating ways to solve the parking issues on Wheatfield Drive. Possible solutions were the placement of boulders or post with ropes. Management will reach out to vendors for a quote on boulders,
- Brightview has submitted a quote in the amount of \$1,552.90 for irrigation repairs. The Board is not happy with the proposal as Brightview just made irrigation repairs in October of 2023 and were assured all repairs were completed. After some discussion Scott Kavana motioned to approve the repairs. Debra Shovlin seconded, all in favor, motion passed.
- Debra Shovlin stated there were some rust spots on the small pool lights. Maintenance has taken care of the issue.

The next meeting will be on July 15th at 5:00 P.M.

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

With no further business to discuss the meeting was adjourned at 12:01 P.M.

Respectfully Submitted,


Misty Pace- Recording Secretary


Title: