

THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Monday, May 19, 2025

Debra Shovlin called the Board Meeting to order at 5:00 pm at The Farm's activities center. Board Members, Theresa Sutton, Scott Kavana, 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.

Debra Shovlin stated that a quorum of the Board had been met.

Theresa Sutton moved to approve the minutes. The motion was seconded by Gregg Markey, all in favor, motion passed.

Resident Concerns:

- A resident expressed concerns about people trespassing on their property. Board liaison will discuss with ARC committee and get back to management and respond to the homeowner.

Committee Updates:

1. Paul Hoppes, Ground Chair, sent in the following report:
 - A. The grounds committee recommends replacing the broken playground see-saw at the cost of two thousand five hundred and ninety-five dollars (\$2,595.00).
 - B. The bubbler in pond 23A is currently not working. Foster Lakes has been notified to investigate.
 - C. The grounds committee recommends renewing the pond contract with Foster Lakes which includes a nine hundred dollar (\$900.00) increase.
2. ARC Board liaison reported the ARC had five (5) applications for March's meeting. Three (3) applications were approved with two (2) applications denied. Management stated both applications were denied as no surveyor's plat was submitted.

Old Business:

- Landscaper updates:
 - A. The Board discussed the possibility of withholding funds from Brightview for projects not completed. Management sent the request to the attorney for review. The attorney would like to see the contract to adequately provide legal advice on how to proceed.
 - B. The Board inquired if the grounds committee would be willing to complete a landscaping checklist for the community. At this time, the grounds committee declined the request. Board members will divide the community into sections for all board members to inspect the common areas after Brightview has been on site.
 - C. The Board mentioned areas of Brookberry have not been maintained and management stated mulch was also needed in the area.
 - D. Brightview has not completed the irrigation audit as of May. The irrigation audit is usually performed in February and was previously discussed with management at Brightview.
 - E. The dead vegetation in the Wheatfield flowerbeds has not been removed or replaced as previously committed by Brightview.
 - F. Pond cutting schedule- Brightview has not provided a pond cutting schedule as previously requested by management and the Board multiple times. The first scheduled cut was due in May. As of the Board meeting the ponds have not been cut.
 - G. The bushes at the small pool are growing through the fence. Management will notify Brightview.

- Pool/Clubhouse/Playground:
 - A. A member of the grounds committee completed the installation of the new bathroom doors at the large pool. At the time of approval, the Board was not aware that the submitted quote included compensation in the amount of one hundred and fifty dollars (\$150.00) per door payable to the grounds committee member for the installation work. The information came to light after the approval has been granted. Going forward the grounds committee will be made aware that members of the committee will not be paid for work unless they are licensed and insured contractors. Scott Kavana motioned to approve the expenditure since the work was completed. Ron Tagliabue seconded the motion. Debra Shovlin opposed. Motion passed.
 - B. The grounds committee will investigate where to relocate the palm trees once the pool project begins.
 - C. Maintenance is completing the weekly pool checklist as requested.
 - D. The exit button at the large pool needs to be replaced as the case is broken. Theresa Sutton motioned to have TEM repair the button. Gregg Markey seconded the motion, all in favor, motion passed.
 - E. The garbage cans at the pools are in need of monthly cleaning. StinkWay submitted a quote in the amount of twenty dollars (\$20.00) for the first can and eight dollars (\$8.00) each additional can. Theresa Sutton motioned to approve the proposal. Ron Tagliabue seconded the motion, all in favor, motion passed.
 - F. The Board requested a quote to replace and relocate a camera at the playground in order to view the see-saw on the opposite side of the playground. A proposal was submitted by TEM for a replacement and relocation camera at the playground in the amount of one thousand one hundred fifty-nine dollars (\$1,159.00). After some discussion the Board decided to relocate the see-saw within view of the existing camera.
 - G. The playground railroad ties need maintenance. Maintenance has since painted the railroad ties. The Board asked about mulch, pavers and the fence status. Management will speak with the grounds chairperson about these items.
 - H. The Board reviewed the grounds committee's recommendation for a new see-saw. Scott Kavana motioned to approve the purchase. Gregg Markey seconded the motion, all in favor, motion passed.
- A resident filed a complaint with South Carolina concerning the proposed pool project. Waccamaw Management has answered the complaint with a response provided by the Board. The Board asked if any additional comments were received after the response was submitted. Management stated no additional comment was received at this time.
- A new basketball goal was installed by Maintenance, a Board Member and some members of the grounds committee. The Board member said we will need a paving company to review the court and suggested to do this in the fall as no safety issues exist. All agreed to table this project.
- Issues with the buckling of the Wheatfield sidewalk continue. It was reported the County has advised they have completed all the repairs they are able to perform on the sidewalk. Following this notification, the Board agreed to seek advice and a proposal from a license cement contractor to assess the concerns and determine the next steps.
- It was reported that the Farm office desktop computer is no longer operational and requires replacement. Its Just Wired submitted a quote in the amount of one thousand five hundred and fifty-one dollars (\$1,551.00) for a replacement computer. Gregg Markey motioned to approve the computer. The motion was seconded by Ron Tagliabue. Debra Shovlin and Theresa Sutton opposed the motion as they believe Waccamaw Management should be supplying the equipment, not the Farm HOA. Scott Kavana approved the motion, along with the three confirmation votes in favor. With a majority in favor, the motion to approve the purchase was passed.
- The Board and the ARC have been collaboratively working on proposed revisions to the ARC handbook. Theresa Sutton motioned to approve the submitted revisions. The motion was seconded by

Gregg Markey, all in favor, motion passed. Management will send to the attorney for review and to be filed.

- Board asked about the status of the Farmers Rest sign, management stated it will be start the beginning of June.
- A sinkhole was reported on pond thirty (30). Foster Lakes submitted a proposal in the amount of eight thousand six hundred dollars for the repair (\$8,600.00). Bid D's submitted a proposal not to exceed six thousand dollars (\$6,000.00). Gregg Markey motioned to approve the proposal from Big D's. Ron Tagliabue seconded, all in favor, motion passed.
- The Board was notified about a stump located in the grass area at the large pool. Management will contact Big D's in regards to grinding the stump.

New Business:

- A resident broke a glass item in the pool area and some of the glass entered the pool. For safety reasons the pool was shut down and thoroughly cleaned. Following an investigation, the responsible resident was identified, contacted, and has agreed to pay for the associated damages. At this time, the Association is still in the process of obtaining pricing for the cleanup and refill of the pool.
- After review and discussion and based on the grounds committees recommendation, Ron Tagliabue motioned to approve the pond contract renewal submitted by Foster Lakes with the additional one thousand eight hundred dollar (\$1,800.00) increase. Gregg Markey motioned to second, all in favor, motion passed.
- The Board discussed the landscaping issues not completed or addressed by Brightview. Board President shared an email she sent to Brightview management and their response. Board will follow up with another email to Brightview after the meeting.
- Debra Shovlin and Theresa Sutton attended the Carolina Forest Leadership meeting. The meeting mainly focused on FireWise issues.
- Scott Kavana and Misty Pace attended the Annual Board of Directors Education Seminar. Scott Kavana reported except for information related to the basketball court, no new information was provided.
- Debra Shovlin informed the Board that a resident has scheduled food trucks every week in season at the large pool. June's schedule has not been submitted yet. Theresa Sutton motioned to approve the event as proposed. The motion was seconded by Ron Tagliabue. The motion was approved by all members except for Scott Kavana, who abstained from voting. Motion passed.
- The Board reviewed and discussed the meet and greet scheduled by residents to take place at the small pool. The Board agreed the event could proceed, provided no social media posts or public announcements were made. Board member suggested that the pool monitor would be reassigned to the small pool for the evening of the event, all agreed.
- The Board reviewed the recommendation by the grounds committee to purchase another holiday decoration in the amount of six hundred and sixty dollars (\$660.00). The Board agreed this would be the last decoration to be purchased and management will inform the grounds committee chairperson. Scott Kavana motioned to approve the purchase. The motion was seconded by Gregg Markey. All in favor, motion passed.
- Board was informed that a stump could cause someone to trip at the grass are in front of the large pool area. Management will contact Big D's for an estimate to grind down the stump, all agreed.
- A report was made that the inner pool gate was broken. After some discussion, the Board decided to remove the broken gate since the outer gate is still operational and in compliance with DHEC regulations.
- The Board mentioned numerous trees need to be trimmed around the community. The Board has requested maintenance trim the trees along the sidewalks.
- The Board reviewed some revisions to the clubhouse regulations. A Board member submitted wording to request glass be permitted from use in the clubhouse. The revision will be sent to legal for review.
- The Board will now hold Board meetings the third Monday at 6:00 PM at the Farm's activity center.

The next meeting will be the on June 16th at 5:00 P.M.

Gregg Markey motioned to adjourn the meeting. Scott Kavana seconded.

With no further business to discuss the meeting was adjourned at 6:15 P.M.

Respectfully Submitted,

Misty Pace- Recording Secretary

Hebra Shorlin

Title: *President*