

THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Thursday, November 14, 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, 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:

- No resident concerns.

Committee Updates:

A. Paul Hoppes, Grounds Chair, reported:

- A. The fountain at the Powder Mill entrance is not covered under warranty. Management obtained a quote for the fountain repair in the amount of \$2,990.77. After some discussion, the grounds committee requested a quote for a new pump. The cost for a new pump is \$3,990.17. The committee recommends purchasing a new pump for the fountain.
- B. The new Christmas display has arrived and will be placed at the activities center.
- C. Paul checked all the Christmas decorations for the entrances and all decorations are working. This project took 5.5 hours.
- D. Paul has applied to the Forestry Commission for the mitigation grant in the amount of \$2,500.00. This covers bush hogging, spraying and some berm clearing.
- E. The FireWise renewal grant has been prepared. Paul is not able to submit the grant request until he received the risk assessment from the Forestry Commission.
- F. The grounds committee will be setting up the entrance decorations the weekend before Thanksgiving.
- G. There will be no December grounds committee meeting.

- B. Misty Pace reported 2 ARC applications were submitted for the October meeting. One fence application and one permanent lighting application were approved.

Old Business:

- Landscaper updates: The berm project has been completed. The berm bordering the Orchards will need to be trimmed in the upcoming weeks. There are some concerns about the newly replacement flowers at the Wheatfield entrance. The new flowers are not what the Board approved or what was recommended.
- 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. Coastal Asphalt is working on a quote for the sidewalk extension on Farmers Rest. Scott Kavana recommended reaching out to Waccamaw Concrete for a quote.
- Corporate Transparency Act- Inlet Law will be handling the CTA filing for the Farm. All Board member and ARC members submitted a copy of their driver's license for the filing.

- The Farm sign at Powder Mill Drive has been hit two times. Management has ordered the new sign which has been made by Sign Studio and Graphics. The sign is scheduled for delivery.
- Reserve study update- Global has been on site reviewing the property. The updated study should be available by the end of the year. .

New Business:

- It has been reported residents are dumping landscaping debris in a common area off of Corn Pickers Lane. The Board request a quote to remove the debris. Maintenance has installed a "No Dumping" sign in the area.
- The annual meeting will be held on March 25th at 6:00 P.M at the Farm's activity center.


The next meeting will be held on January 15th at 5:00 P.M as there will not be a December meeting.

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

With no further business to discuss the meeting was adjourned at 11:30 A.M.

Respectfully Submitted,


 Misty Pace- Recording Secretary


 PRESIDENT

Title: