

THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Tuesday, October 15, 2024

President, Scott Kavana called the Board Meeting to order at 5:30 P.M at The Farm's activities center. Board Members, Theresa Sutton, 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.

Ron Tagliabue moved to approve the minutes. Theresa Sutton seconded, all in favor, motion carried.

Resident Concerns:

- No resident concerns.

Committee Updates:

A. Paul Hoppes, Grounds Chair, reported:

- The fountains at Powder Mill and Farmers Rest are currently in the shop. The Farmers Rest fountain was found to have a plastic bag around the motor and was approved for repair. The Powder Mill fountain was determined not to be covered under warranty and we are waiting for a repair estimate from Carolina Pond and Stormwater. The Wheatfield fountain is also currently out of service the rope broke loose and wrapped up in the propeller. Coastal Ponds has submitted a bid in the amount of \$666.96 for the repair.
- Paul and Young have sprayed the playground with mulch glue to help the mulch from washing away.
- Durso Electric has repaired the photo sensor on the lights at the Silo. The photo sensor was also replaced on the Farmers Rest entrance lights.
- There is a dead tree beside the activity center that needs to be removed.
- The committee has a recommendation for a new Christmas display.
- Paul has started working on the Firewise renewal. A risk assessment is needed to complete the application. Paul has reached out to SC Forestry for the risk assessment form.
- Theresa Sutton had a few questions regarding the grounds committee minutes: Has it been determined that the Farmers Rest shed has termites? Management will contact Coastal Termite for investigation. When is the irrigation turned off for the season? Paul Hoppes replied the system is usually turned off in November. What happens to the retired flags? Paul Hoppes answered the flags are properly disposed of.

- Misty Pace reported 13 ARC applications were approved at the September meeting. 2 tree removal, 2 playsets, 3 color change for shutters and doors, 1 driveway, 2 fences, 2 patio extensions, 1 landscaping. 3 applications were conditionally approved, 1 driveway extension, 1 sign installation and 1 driveway and walkway painting. 1 fence application was denied as the fence was incorrectly staked.

Old Business:

- Landscaper updates: The berm project has been completed. The berm on the right side of the orchards needs trimming. Brightview has started work on the Wheatfield flower bed entrance.
- Sidewalks- the county has advised that they have not yet made the repair to the sidewalk on Wheatfield due to delays caused by the recent tropical storm. The county will not extend the Farmers Rest

sidewalk to meet Carolina Forest Blvd. Coastal Asphalt is working on a quote for the sidewalk extension on Farmers Rest.

- Corporate Transparency Act- Inlet Law will be handling the CTA filing for the Farm. A letter will be mailed to the association on how to proceed with the filing.
- The Farm sign at Powder Mill Drive has been hit two times. The board has requested the sign be mounted on a post at the entrance. Management has ordered the new sign.
- Wheatfield parking- Management has reached out to the principal of the middle school for help with the parking issue as directed by Horry County Police. The principal will be contacting management for follow up.

New Business:

- The proposed 2025 budget was submitted for review. Ron Tagliabue motioned to approve the 2025 budget. Gregg Markey seconded, all in favor, motion passed. Please see Exhibit A.
- The association has been providing residents with free mailbox post paint for many years. This year the association has spent over \$1,000.00 on paint and over \$300.00 on jars for the paint. Scott Kavana questioned if the Board would like to continue with the expense of providing the paint. Theresa Sutton questioned if there were other alternatives such as maintenance fee post? After some discussion the Board agreed to continue providing the free mailbox post paint.
- Global Solution Partners will be on site Wednesday, October 15th to walk the property for the updated reserve study.
- Discussion ensued concerning the Wheatfield fountain repair. Theresa Sutton questioned if there was a devise to stop items from entering the motors or pumps. Paul Hoppes stated the HOA would check with Coastal Ponds. Theresa Sutton motioned to accept the repair bid in the amount of \$666.96 for the Wheatfield fountain. Gregg Markey, seconded, all in favor.
- The grounds committee submitted a recommendation to purchase a new Christmas display. Gregg Markey approved the purchase. Ron Tagliabue seconded, all in favor, motion passed.

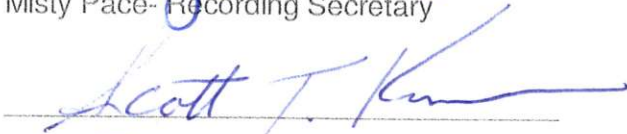
The next meeting will be held on November 14th at 11:00 A.M.

Theresa Sutton motioned to adjourn the meeting. Gregg Markey seconded.

With no further business to discuss the meeting was adjourned at 6:00 P.M.

Respectfully Submitted,


Misty Pace- Recording Secretary


PRESIDENT

Title: