

# THE FARM @ CAROLINA FOREST HOMEOWNERS ASSOCIATION

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## BOARD OF DIRECTORS MEETING

Thursday, September 12, 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, 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:

- A resident questioned the possibly having speed humps installed in the Orchards due to speeding issues in the community. Scott Kavana responded that the Orchards has a separate board so this concern would need to be addressed by the Orchards board. Mr. Kavana did explain the speed hump process to the resident.

### Committee Updates:

#### A. Paul Hoppes, Grounds Chair, sent in the following report:

- A. The fountains at Powder Mill and Farmers Rest are currently in the shop. Foster Lakes is checking to see if the fountain at Powder Mill is possibly under warranty.
- B. Paul and Young have completed maintenance on the UTV.
- C. Paul has advised two groups about not fishing in the Farmers Rest pond.
- D. Two valves have been replaced on the air conditioning unit at the activity center.
- E. One of the solar lights on the ramp at the activity center is not working, Paul will investigate.
- F. The light pole in the roundabout has been repaired. Several other non- working lights have been reported to Santee Cooper.
- G. The lights on the silo are continuously on. The grounds committee has recommended an electrician be called to investigate.
- H. Paul and Young have installed another bolt in the see-saw to prevent it from being able to come off the base.
- I. Dave Vital has constructed a housing around the drop off box at the amenity center to prevent water from entering the box.
- J. The air conditioning line at the amenity center was clogged due to the mulch being blown into the beds. Conway Air was able to unclog the line with no issue.
- K. It was determined that someone tried to break into the gate surrounding the air conditioning units.

- B. Misty Pace reported 11 ARC applications were approved at the August meeting. 5 applications for a new roof, one for a fence and 4 landscaping. Once fence application was denied.

### Old Business:

- Landscaper updates: The berm project has been completed. The berm on the right side of the orchards needs trimming. Management will follow up with Brightview. The replacement plants for the Wheatfield entrance will be installed the first week of October.
- The palm trees have been trimmed.
- 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. Scott Kavana did speak with the

maintenance person at a playground in the area who indicated the playground mat do tend to crack and peel.

- The newly installed shed door at the Farmers Rest shed has been painted.
- The new speaker at the small pool has been installed.
- The county has installed more No Parking signs on Wheatfield Drive. The board will sign a two year towing agreement with Precision Towing.
- 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.
- 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 will order the second sign.
- Corporate Transparency Act- Waccamaw's filing fee will be \$495.00 a year plus \$100.00 for off cycle transactions. Mark Napier will charge a flat \$500.00 yearly rate. Theresa Sutton motioned to have Mark Napier handle the CTA filing for the Farm. Gregg Markey seconded, all in favor, motion passed. Management will notify Waccamaw Management.
- Brookberry/Atlantica contract- The beach club survey has been completed. Out of 56 homes, 34 surveys have been submitted. 32 votes for "No" to the survey and "2" votes for "Yes". The HOA attorney, has notified the beach club of Brookberry's decision not to renew the contract at the end of the contract date.
- Pool design update- Sunco and Dick's Pools have submitted engineering designs for the proposed pool plans. The board will review the final proposals.
- Wheatfield parking- Lt Hunt, from Horry county police, was on property however to view the parking issues. Lt. Hunt he stated when he arrived traffic has already begun to disperse. He will revisit Wheatfield this week.

New Business:

- Management is currently working on the budget. The board does not anticipate an increase in dues for 2025.

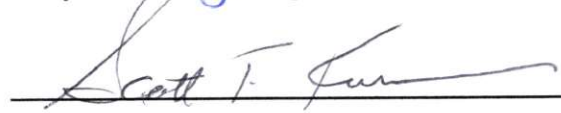
The next meeting will be held in October 15<sup>th</sup> at 5:30 P.M.

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

With no further business to discuss the meeting was adjourned at 11:40 P.M.

Respectfully Submitted,

  
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Misty Pace- Recording Secretary

  
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PRESIDENT  
Title: