

COLONIAL GREENS HOMEOWNERS' ASSOCIATION, INC.
ANNUAL MEMBERS' MEETING
April 26, 2025
MINUTES

Pursuant to call, the Annual Members Meeting of the Colonial Greens Homeowners' Association, Inc. was held on Saturday, April 26, 2025, commencing at 9:30 a.m. at the Colonial Villas II Pool, Longs, South Carolina 29568.

WELCOME:

Jim Kolodziej, President, welcomed everyone and introduced the Board of Directors and Freda Gore as recording Secretary for the meeting.

QUORUM:

There were ten (10) homeowners represented at the meeting in person and sixteen (16) homeowners represented by written Proxy. With a total of twenty-six (26) eligible homeowners represented at the meeting either in person or by written Proxy, a quorum was declared. Ms. Gore presented the proof of notice of the meeting.

PROOF OF MAILING

Alex Wasserzug examined the proof of mailing of the notice of the Annual Members Meeting. Ms. Gore will file the proof of notice with the official minutes of the meeting in the permanent file.

READING OF THE MINUTES:

The Property & Association Management office has been short staffed due to Pam Bane's medical leave. Minutes from 2024 Annual Meeting were not available for approval.

OFFICERS REPORTS:

Jim Kolodziej reported that it had been a quiet year with no major incidents or expenses.

- Colonial Greens HOA claims against the insurance company for roof hail damage are still pending.
- Receipt of payments from the sale of Little River Water Authority to Grand Strand Water and Sewer is unlikely.

There was a brief discussion regarding the urgency of replacing the roofs. It was noted that building B needs to be addressed as soon as possible. The Board directed the management company to consult with the law firm to see whether we can replace the roofs without jeopardizing our insurance claim. We will move forward with soliciting bids if allowed. The Board decided to replace only Building B at this time to avoid depleting the reserves.

BOARD OF DIRECTORS ELECTION:

There were three terms expiring this year. The incumbents -- Jim Kolodziej, Ronald Schultz and Alex Wasserzug were the only nominations received prior to the meeting. Jim Kolodziej opened the floor for additional nominations. Mark Strater made a motion to close the nominations. Pete Soles seconded the motion, and it carried. Alex Wasserzug, proxy agent, cast one ballot to elect the three nominees to the Board of Directors for two-year terms.

Pat Arnette announced that this would be her last year on the Board. She stated it was a good experience serving the owners of this community and that HOA has great people and neighbors. She urged other owners to get involved. The HOA needs everyone to participate at some point. Pat wanted to encourage the owners to step up and get on the Board. She related that being on the Board helps to get to know everyone

OLD BUSINESS:

Role of the Board of Directors Regarding Rule Enforcement and Safety

Jim Kolodziej stated the purpose of the Board is to look out for the best interests for the HOA community and to monitor the expenditures of the HOA budget.

If an owner has any issues or concerns about rule violations or maintenance issues with the buildings and grounds, they need to report it to the property management office. Board members will gladly hear your complaints, but the property manager is tasked with taking corrective action.

Jim stated that the new apartments created a bunch of problems such as motorcycles and kids on scooters. These issues are not addressable by the HOA. In cases that involve people causing a nuisance, owners should contact the police as well as reporting it to the property manager. Jim also reminded owners of rental units that their tenants get a copy of the Rules & Regulations. Jim Kolodziej recommends not confronting anyone, rather taking a picture of the violator and sending it to the property management company. Don't put yourselves in harm's way.

NEW BUSINESS:

Community Trash Bin Jim Kolodziej noted that the Board recommended locking the trash bin to prevent unauthorized dumping if it was evident in the future that we had an ongoing issue. After a discussion, Brenda Jessup made a motion to add the locks and lock bar now. Pam Fowler seconded it, and it carried. The Board agreed to provide owners with two keys initially. If the keys are lost, the owner is responsible for making his or her own copy from another owner or will pay a \$10.00 fee for each additional key provided by the property management company.

Power Washing. The management office will send a notice to the owners detailing the schedule for power washing. The Board has agreed to accept the quote from Southern Coast to power wash the buildings. They were instructed to power wash from the top down.

Pest Control. There was discussion about owners seeing bugs and roaches in the units after pest control has sprayed. Owners expressed concern about the sparsity of application and the minimal time spent treating each unit. Freda Gore reminded the owners:

1. Pest control technicians are only supposed to spray the entry ways, bathroom and bedrooms.
2. If you need a retreatment of your unit let property management know and they can reschedule a retreatment.

Having no further business to discuss, Bob made a Motion to adjourn. Pete Soles seconded the Motion, and the Motion carried.

Respectfully submitted,
Freda Gore,
Recording Secretary