

COLONIAL VILLAS II HOMEOWNERS' ASSOCIATION, INC.

2023 ANNUAL MEMBERS' MEETING

April 15, 2023

MINUTES

Pursuant to call, the 2023 Annual Members' Meeting of Colonial Villas II Homeowner's Association, Inc. was held on Saturday, April 15, 2023 at the Colonial Villas II swimming pool, Longs, South Carolina.

CALL TO ORDER:

Robert Goll, President called the meeting to order.

Property and Association Management Company, Managing Agent for the Association, was represented by Pam Bane, Association Manager, and also acted as recording Secretary.

Robert Goll, Board President, acted as Chairman and as Agent and Proxy for those Members of the Association not present at the meeting, for the purpose of voting.

CERTIFICATION OF PROXIES:

Article II, Section 5 of the Association Bylaws states that a quorum at Council of Co-Owner meetings shall consist of Co-owners with fifty-one (51%) or more of the basic value of Condominium Property, as a whole as set forth in the Master Deed and Exhibit "E" thereto. A quorum has been met by proxy and in person of 66.01% to successfully conduct the meeting.

PROOF OF MAILING:

Mr. Goll examined the Proof of Mailing, found it in order and noted that the Proof, along with a copy of the Notice which had been distributed to the Membership, would be filed with the Official Records of the meeting.

APPROVAL OF MINUTES:

Joe Del Duca, H 1, made a Motion to accept the Minutes of the April 9, 2022 Annual Members Meeting as written. Anthony Morisano, F 4, seconded the Motion and it carried.

PRESIDENT'S REPORT

Robert Goll reported the Board of Directors have reviewed the financial statements monthly as well as the 2022 audit that is included in your hand out today and everything is in order. Bill Garrett, H 3 made a Motion to accept the financial audit of 2022 as presented. Anthony Morisano, F 4, seconded the Motion and it carried.

ELECTION:

At this time we have 2 vacancies for the Board of Directors as the terms of Joe Del Duca and Pasty O'Donnell expire today. George Balaschak and Joe Del Duca submitted their names as candidates for today's elect. At this time Robert Goll opened the floor for nominations. Pasty O'Donnell and Donnie Smith had both received write in nominations. Having no further nominations from the floor, Jim Cousin, F 7, made a Motion to close the nominations. Joe Del Duca, H 1 seconded the Motion and it carried. Robert Goll appointed Joann Cousin F 7, Louise Malenfant, H 15 and Rick Aldrease, F 15 as the ballot inspectors. The nominees all introduced themselves. The votes were totaled and George Balaschak and Joe Del Duca were elected to the Board of Directors. Pasty O'Donnell was thanked for her of service on the Board of Directors.

OFFICER REPORTS:

Robert Goll stated it has been a busy year. We did the HTC fiber optic and now that is completed you should have faster internet service. The pool is open as of today. The roof on E building was replaced and paid from the reserve funds. The roof replacements for F and H will take place in the near future. The Board has discussed repairing and paving our parking lots as soon as funds are available. The Colonial Charters Master Association will pay for the road portion of this project. A bid was obtained about 2 years ago but due to funding it was tabled at that time. The power washing is scheduled for late April, early May and notice will be posted. The pool and furniture have all been power washed. Dryer vent cleaning is an owner responsibility, but due to the discount this was done at a group rate. The bottom floors of F & H have been painted. This project got delayed during Covid and then the paint was not available.

Someone asked if we know what is going to happen with the vacant lot and the property behind the pool. At this time we do not know. It is the land owners responsibility to keep these areas maintained, but since that is not happening, we have Hemingway Lawn care cutting the lot between F & H about every three weeks. We are not going to cut the lot behind the pond.

New speed limit signs of 15 M.P.H. have been ordered and will be installed.

We continue to have issues with people incorrectly using the dumpster. Boxes need to be broken down and then put in the dumpster. Only bagged household trash should be put in the dumpster. At no time should you leave anything outside the dumpster as it will not be picked up. Joe Del Duca stated he was able to locate the person that left the boxes full of trash and made them aware of the issue. Also, contractor materials are not allowed to be placed in the dumpster. If you see someone not using the dumpster correctly, let them know in a nice way. We will go to twice a week pickup around Memorial Day until after Labor Day. D Building occupants are not allowed to use our dumpster.

OLD/NEW BUSINESS:

Gutter cleaning was discussed. We continue to have an issue with water overflowing the downspouts. It was reported there is a wasp nest in one of the gutters. The downspout by F 14 appears to be stopped up as it overflowed. The Board did obtain an estimate for larger gutters as well as gutter covers. It was agreed before the gutters are replaced; the downspouts will be taken loose from the underground pipes to see if this is the issue or if the downspouts are clogged. We know that the piping for the right side of H Building is working as that is all new pipe that goes over to the Sun Colony pond. George Balaschak stated we used to have a company that cleaned the gutters on a quarterly basis many years ago. Extension will be added to the gutters once the downspouts have been checked to get the water away from the building.

Pam Bane stated the Association has received information from Little River Water and Sewer they are attempting to have Grand Strand Water and Sewer buy them out. Right now they are offering up to \$350.00 if the buyout takes place. They have not been able to give a guarantee that water and sewer cost will not increase. A vote of the owners was taken and it was agreed the Association would vote no to the buyout.

Pam Bane explained the insurance claim that as filed due to hail damages on F & H Buildings. There was no evidence of hail damage on E Building or C Building at Colonial Greens, but A & B Buildings did have hail damages. The Association will have to pay the \$25,000.00 deductible and the insurance company will pay the balance for the roof replacements on F and H Buildings.

Otis Elevator has contacted us with regards to a part that is no longer available for the E Building elevator. They have advised us that it would be pro active on our part to go ahead and replace the part now before it goes bad. They stated if it the part does out, they can't guarantee how long the elevator could be down before new parts could be obtained. The cost of the part is \$19,800.00. Replacement of the part would require a Special Assessment of the owners to be able to pay for this. Joe Del Duca, H 1 made a Motion to be pro active and replace the part. Nancy Snyder seconded the Motion. The Motion was then tabled due to discussion of other cost to be included in the Special Assessment.

Pam Bane explained when we renewed the insurance this year the quotes received all were over and above what we had budgeted for. Once the policies were chosen, we had a \$20,417.00 shortfall for this year. In 2022 we budgetd \$29,000.00 for the insurance. We were required to get an appraisal and the building values were increased from 1.5 million to 3.5 million for replacement cost. The insurance renewal of 2023 was \$40,605.00 leaving the shortfall of \$20,417.00.

The Board of Directors have discussed a Special Assessment to cover the insurance shortfall of \$20,417.00, the replacement of the gutters and gutter guards at a cost of \$35,700.00, the insurance deductible for the hail claim of \$25,000.00 and the elevator part for E Building at a cost of \$19,917.00. The total amount of these items is \$100,917.00. The two bedroom units would be assessed \$1,809.00 and the three bedroom units would be assessed \$2,351.00. If all 4 items are done this year. This lead to more discussion regarding the gutters and gutter guards.

After much discussion it was agreed if it is determined the downspouts being clogged is not the issue and the gutters need to be replaced and gutter guards installed, this is the way the Board should proceed. Joe Del Duca, H 1 made a Motion to do all the projects with the exception of the gutter and gutter guards and put the Special Assessment in place. Bill Garrett, H 3, seconded the Motion. After further discussion the Motion was amended to include the gutters and downspouts if the Board of Directors determines this is necessary. The Motion then carried. Regardless of replacing gutters or not the Special Assessment will not be any more than we have discussed today.

Donnie Smith, F 6 stated he is a retired minister and is available to anyone that needs him. Mr. Smith was thanked for the offer.

ADJOURNMENT:

There being no further business to come before the meeting, Jim Cousin, F7 made a Motion to adjourn. Patsy O'Donnell, E 8 seconded the Motion and it carried.

Pam Bane

Recording Secretary

Approved:

Robert Goll, President

Date Approved

