

**COLONIAL VILLAS II HOMEOWNER'S ASSOCIATION, INC.**

**2024 ANNUAL MEMBERS' MEETING**

**April 13, 2024**

**MINUTES**

Pursuant to call, the 2024 Annual Members' Meeting of Colonial Villas II Homeowner's Association, Inc. was held on Saturday, April 13, 2024 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 62.89% 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:**

Bill Garrett, H 3, made a Motion to accept the Minutes of the April 15, 2023 Annual Members Meeting as written. Mike Delaney, H-9, seconded the Motion and it carried.

**PRESIDENT'S REPORT**

Robert Goll reported that he is aware that people are not happy with the Board of Directors and property management. We have all tried to do the best we can. Everyone on the Board has been there to try and take care of the entire community and not just their own property. The Special Assessments are paid in full. These funds were used to pay the shortfall we had for insurance cost, the gutter replacement and the funds have been set aside for the elevator part replacement. The elevator upgrade will be completed this year. The roofs have been replaced on our buildings. Some of the funds collected paid for our insurance deductible and insurance paid the rest of the cost of 2 of the 3 roofs. New larger gutters and gutter guards were installed on the fronts of all 3 buildings. The gutters are now on schedule to be cleaned 2 times per year. All in

all these projects went reasonably well.

The pool will open April 15<sup>th</sup>. The pool company is working diligently to make sure the water is clear and the pool is maintained on a regular basis.

New signs regarding no parking unless you are a resident or guest were installed in front of all 3 buildings. Owners were all issued 2 parking stickers and one guest pass.

Jim Cousin installed lights for the mailbox station.

Joe Pereira and Mike Delaney installed a free library at the mailbox station for all to use.

Power washing will take place in the near future, as we were waiting on the new condos to pave their parking lots.

New American flags were installed on all 3 buildings.

Cameras have been added around the pool to deter issues with people that do not belong in the pool, jumping the fence and coming in after hours.

We tried to provide updates regarding the new construction as well as address owners concerns with Hanco. Robert Goll thanked Pam Bane for keeping in constant contact with Hanco Construction regarding our issues and there is a list of items that still have to be addressed that Hanco has been made aware of.

Jim Cousin thanked everyone that has volunteered to help make repairs and keep up our property. He reminded owners if you see an issue let the Board or Property Management know. If you have questions ask, if we do not know the answer we will get one for you. There are plans to paint the mailbox station and the dumpster fence. We would love to have volunteers. Everyone is doing their part to help minimize the issues with the trash and the dumpster. If we find it becomes an issue we may have to enclose it and give out a key or come up with another way to resolve the problems.

It was noted the flag at the golf course needs to be replaced. They are aware and have been asked to get it replaced.

Pam Bane gave the Treasurer's Report. As of March 31, 2024 there was \$14,918.53 in the operating account and \$41,933.84 in the reserve account. The auditor has not completed the 2023 audit and that report will be emailed out to everyone when it becomes available.

#### **ELECTION:**

At this time we have 3 vacancies for the Board of Directors Joe Del Duca and Anthony Moriano resigned and Jim Cousin term expires. Jim Cousin, Mick Delaney, Joseph Pereira, Patsy O'Donnell and Susan Stamp submitted their names as candidates for today's election. At this time Robert Goll opened the floor for nominations. Having no further nominations from the floor, Bill Garrett, H 3, made a Motion to close the nominations. Roy

Stark E 15 seconded the Motion and it carried. Roy Stark and Bill Garrett volunteered to count the ballots. The nominees all introduced themselves. The votes were totaled and Jim Cousin, Mike Delaney and Patsy O'Donnell were elected.

#### **OLD BUSINESS:**

As stated previously the funds collected for the elevator have been put into the reserve account. This project was put on hold pending the insurance renewal.

Maureen Morisano stated she was sorry some people had stated they were unhappy with the Board and Property Management. She has personally seen them onsite addressing issues and taking care of the Association and feels they stay on top of our issues.

#### **NEW BUSINESS:**

Roy Starks asked about the damaged entrance sign. Pam Bane stated this belongs to Colonial Club Estates HOA and they are addressing that issue.

There is a road bond in place from Hanco Construction for all of Charter Drive. The Colonial Charters Road Committee has met with Hanco and do come and check to see what damages are occurring to the road. The bond is in the amount of \$100,000.00.

A sign with the towing companies name and phone number has been posted on our property. Only a Board member or property management have the authority to tow a vehicle.

There was discussion regarding Colonial Villas I paying a portion of the liability insurance for the pool. The estimated cost for pool usage is \$16.00 per unit per month. The Board will put this on the Agenda to discuss at the next meeting.

If you have an item you would like to see in the newsletters please let us know.

An owner expressed concern about security and people trying to get into vehicles. Pam Bane reminded owners not to leave valuables in plain sight and car doors should be locked at all times. Can more cameras be installed other than those at the pool? Who monitors the cameras and are they watched 24/7? Pam Bane explained the cameras mainly concentrate on the pool area. There are some angles that survey the parking lots and mailbox station. It records every time there is movement. The system keeps the recordings on file and she can go back to a certain date and even a certain time to see what happened, but they are not watched all the time.

Mike Delaney stated that the 2<sup>nd</sup> floor of H Building needs to be looked at again as the repair is not holding.

The Board was asked if we have 2 audits each year are there open Board Meetings? No the books are audited once per year. Yes, there are open Board of Directors Meetings that owners can attend.

Louise Malenfant H15 asked if pest control is supposed to spray wasp nest. The last technician would not spray them. Pam Bane will have to contact them to see if they have this included in

their contract, but she does not believe it is. Some owners stated they are not signing the stickers in the cabinets. Mike Delaney asked if the keys have been checked to make sure they are all working. Some key rings have more than one key on them and they do not seem to try all the keys. Robert Goll and Bill Garrett volunteered to check all the keys to make sure they are working properly. Some owners have codes and not keys.

The pond is on our list of items to be addressed with Hanco. We are aware of the dirt and debris that have entered the pond since the start of construction. Horry County Storm Water and the Colonial Charters Master Association Drainage Committee are well aware of this issue.

There is discussion about power washing the dumpster fence and painting it white.

The irrigation system will be turned on in the next few weeks. Some owners asked if the area in front of H Building will be seeded. This has not been discussed.

George Balaschak reminded everyone not to throw smoking materials out into the common areas. These need to be properly disposed of.

The speed humps are no longer being discussed. There is discussion in making the road area by the Colonial Greens dumpster a 3 way stop once construction has been completed.

**ADJOURNMENT:**

There being no further business to come before the meeting a Motion was made to adjourn. The Motion was seconded the Motion and it carried.

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Pam Bane

Recording Secretary

Approved:

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Robert Goll, President

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Date Approved

**COLONIAL VILLAS II  
ORGINIZATIONAL MEETING OF THE BOARD OF DIRECTORS  
MINUTES  
APRIL 13, 2024**

Robert Goll called the Board of Directors meeting to order.

The following Board of Directors were also present:

Jim Cousin            Patsy O'Donnell            Mike Delaney            George Balaschak

Jim Cousin made a Motion to accept the slate of officers as follows:

		Terms to be served
President	Robert Goll	2022- 2025
Vice President	Jim Cousin	2024 - 2027
Secretary	Patsy O' Donell	2024 - 2026
Treasurer	George Balaschak	2023 - 2026
Director at Large	Mike Delaney	2024 - 2025

Mike Delaney seconded the Motion and it carried.

The scheduled dates for upcoming meetings are as follows:

July 11, 2024 at 10:00 am

October 10, 2024 at 10:00 am Budget meeting

January 9, 2025 at 10:00 am

The Board meetings will be held at the pool, unless otherwise posted.

Robert Goll stated Colonial Villas I has their Annual Meeting in about a week and he will discuss the liability insurance cost concerns with their Board after they are elected.

A Motion was made by Jim Cousin to adjourn. The Motion was seconded by Patsy O'Donnell and the Motion carried, the meeting was adjourned.

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Pam Bane  
Recording Secretary

Approved:

\_\_\_\_\_ Robert Goll, President      Date \_\_\_\_\_