

COLONIAL VILLAS II HOMEOWNER'S ASSOCIATION, INC.

2025 ANNUAL MEMBERS' MEETING

April 12, 2025

MINUTES

Pursuant to call, the 2025 Annual Members' Meeting of Colonial Villas II Homeowner's Association, Inc. was held on Saturday, April 12, 2025, 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 Freda Gore, Association Manager, and acted as recording Secretary.

Robert Goll, Board President, acted as Chairman and Jim Cousin 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 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:

Joe Del Duca, H 1, made a Motion to accept the Minutes of April 13, 2024, Annual Members Meeting with the correction of the word diligently on page 2 of the Minutes at the top. Mike Delaney, H-9, seconded the Motion and it carried.

A moment of silence was held for the passing of George Balashchak.

PRESIDENT'S REPORT

Robert Goll reported that the Board received a proposal from Otis Elevator to replace the bottom floor hoist way entrance. The quote was \$20, 944.42. This is a safety issue, the Board has approved it to be replaced and will be scheduled as soon as possible.



The Board received a proposal from Tommy's Backflow to evaluate and repair the sprinkler system. It has been approved and accepted but with one stipulation. He is the only one to touch the system during startup, for any repairs and to shut it down at the end of the season.

Wilkie's Services has obtained the termite pest control contract to service all three buildings. The treatment has been done on Building E as of April 11, 2025. Unit E – 5 did have termites. Mike Delaney walked the other Buildings F & H but will be treated anyway.

The Board still has not received any resolution for the water company but they are reluctant to give a timeline. The management company has been calling faithfully but there is nothing to report today.

The pool opens April 15th. We are trying to get the crack repaired before use. We are in the process of speaking to the company that we used before to repair the cracks to do this one. It will be maintained daily and in the off season once a week.

Power washing will take place on April 14th & 15th. Notices will be posted in the mailbox, and owners will be asked to move their vehicles from in front of the building area until that building has been completed.

The Master Board Approved the repaving of road work in front of all three buildings. It was approved last fall to be completed in the Spring. Parking spaces are to be repaired, sealed and stripped. It is best to do it all when the contractors are here on site. The Board received a quote five ½ years ago from Anderson for paving the roads and repairing them. Joe Graham and Keith Jester are getting two other estimates for the project.

Accomplishments

- 1). The Board wants to recognize the mailbox enclosure. Vinyl planks have been put on it and the HOA thanked Joe Periera as he was responsible for the project. He has expertise behind him and has volunteered to help the HOA save money.
- 2). Trash dumpster has been switched out with a dumpster with a lock bar on it. No one can deposit trash from the top. This eliminates others from being able to access our dumpster. The Board has purchased two locks, supplied each owner with one key. Everyone is responsible for their key. There are no replacements, no extras on hand. All owners have been notified, those who have not picked up their keys can do so by picking them up from the management office.
- 3). The new stop sign has been placed by Building C and another one when you turn the corner by Colonial Greens. The Master Board has approved them to stop people from driving too fast. The police will not issue violations until owners are aware they have been installed.

Last fall the Board met in October and presented raises in the budget to anticipate the insurance premium for all the buildings and the pool. We expected an increase and budgeted for our



insurance expense \$74,695. On February 5th, Pam Bane shared some good news that the insurance has decreased by \$9,695.00 below what budgeted figure. We saved money so we are in favor of this.

Mike Delaney noted there are upcoming dates to keep in mind. The Colonial Greens Annual Meeting will be held here at the pool on April 26th at 9:00 a.m. Colonial Villas I will be having a meeting on April 23rd at 5:30 p.m.

Pest control is coming to service Buildings F & H later this week, but no dates have been given.

Jim Cousin noted that the pool deck in the corner has been repaired. The floors in the bathroom were painted by Joe Pereira. He replaced the molding on the floor and tried to take care of the pool house. The dumpster situation is a little inconvenient and must be cut down with extra stuff. If anyone does not have a key, do not leave the trash sitting on the ground by the dumpster. There is a camera installed on the dumpster. We do not want critters coming tearing into the trash having it all over the place. We had people from Longs who did not live here come here. This was an inexpensive way to keep a handle on the dumpster issue.

TREASURER'S REPORT

Bob Goll reported \$8,465.89 in the operating account, \$37,168.11 in the reserve account and \$2,733.00 in the accounts receivable for a total of \$48,367.00. Ellen O'Toole E-13 asked why she was not made aware of the HOA fee going up until January 1st. A lot of people were not made aware of this. Freda Gore stated that an email was sent out to all owners who have email. For the ones who do not have email, the letter was sent via mail. All owners were made aware of the increase. If an owner did not receive the email blast, they need to check their spam as the email may have been sent there. Also, if owners have blocks on their email, that prevents owners from receiving emails from others who is not specified as approved. If an owner is not receiving the email blasts, make sure Freda Gore has your correct email address so you will be included in the email blast. The HOA is managing things via email as we are trying to save money. Joe Del Duca made a Motion to accept the increase of the HOA fees. Jim Cousins Seconded it, and it carried.

All should have received notification that 2 Board of Directors term expires today. Bob Goll & Mike Delaney terms expire. George Balaschak was not feeling well. Bob Goll had a short meeting to discuss small items. The Board of Directors' felt it best to remove George Balaschak from the Board due to his health condition. Bob Goll spoke with him as he was already to leave anyway. He was receptive to all people. The Board discussed whether the top two people will take the two positions, and the last person will finish out the remainder of George Balaschak's term. He had one year left and it expires next year.

ELECTION:

At this time, we have three vacancies for the Board of Directors, as George Balaschak resigned Mike Delaney and Bob Goll term expires. Mike Delaney, Bill Garrett, and Bob Goll 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, Mike Delaney, H 9, made a Motion



to close the nominations. Bill Garrett H 13 seconded the Motion, and it carried. Joe Del Duca and Tammy Church volunteered to count the ballots. The nominees all introduced themselves. The votes were totaled, Mike Delaney, Frank Garrett, and Bob Goll were elected.

The Board thanked Joe Periera on behalf of the Board and owners with a gift card for volunteering and helping the HOA when needed.

The Board will meet in July, October and January, the 2nd Thursday of the month. A small Board meeting will be held immediately after this meeting to establish the positions of Board members for the next upcoming year. Bob Goll invited Jim Cousins or Mike Delaney to be president, but they declined.

The weeds in the pool area need to be addressed. Freda Gore will contact Hemingway's to spray the weeds in the pool area.

Mike Delaney and Frank Garrett will receive the 3-year term as Bob Goll will finish out George Balaschak's term of one year. Bob Goll did announce this will be his last term serving on the Board of Directors.

OLD BUSINESS:

No old business.

NEW BUSINESS

Roy Starks E – 15 asked each Board of Director how they can determine who belongs to the HOA that be in the pool. Bob Goll noted that there are cameras and protection that have recording running 24/7. Also motion detectors will alert owners if someone is in the pool after hours. If it is during the day, they will be asked nicely to leave the pool area and if they don't, we will call the police. Paul Wagner H -10 noted for the police to do anything the Board needs to post a sign stating if not a member they come in the pool it's considered as a defiant trespass to incite someone. This will be posted on the gate at the entrance.

Nacy Schneider H-7 noted that during the bad snow and ice storm, Danny fell. He was aware that they said not to go out or get on the road, but he had a doctor's appointment. He hit the concrete and immediately notified Mike Delaney. Joe Del Duca also stated there was a crack in the sidewalk and wanted to know if the HOA was going to have it fixed. Bob Goll noted the HOA was aware of it and will put it on the next Board meetings agenda for discussion. Bob Goll did state that it's not easy to have people on site to fix things. Mike Delaney ended up shoveling. A question was asked why it was not salted over. She also had another question and that was whether we knew whether the pest control guys were qualified to work at the pest control company. Bob Goll stated that the guys work for Wilkey's. We have no control over who they hire but we can let our owners know they are insured and bonded if something happens. The previous pest control company had a high turnover rate and paid minimum wages. She still wanted to know if we could see the technician's rap sheet and Freda Gore replied no. We don't have access to that information. Joe Del Duca asked if the company is bonded not taking a chance on criminals. Frank Garrett H-3 mentioned one of the pest control guys named Mike



Lives in Colonial Greens. He assured the owners they were insured and bonded and if they were to do something we could notify him, and he would take care of it. He lives in Building A.

Ellen O'Toole E-13 Pest control has not been in her unit since January 13th. They no longer sign the papers in the cabinets and there's no excuse. She wanted to know how owners would know if they were in their units or not. Freda Gore stated the pest control company has changed. Wilkey's Services is the new company, and they don't do that but are in the process of getting something in place to let owners know when they've been in their units.

Joe Pereria was curious about how many quotes the Board got for the paving. Bob Goll mentioned that the HOA usually gets 3 quotes and tried to but only one gave a quote. Bob Goll stated that it is hard to get business to respond, get proposals and to contractors to do the work. We must get it done as it is a safety issue. The HOA is responsible for shoveling and salting the sidewalks.

Shirly Moore wanted the HOA to be aware that she mailed one of her HOA payments with the slip and someone stole it. It was put on the dark web and the bank closed her account. She also stated that postal workers are stealing packages as well. Bob Goll recommends that owners use direct payment and this will cut down on any issues. He did want us to know the same thing happened to Colonial Villas II. Stacey Causey from the management office worked extremely hard to get the money back. Stacey Causey did have to close the account and order more checks. Bob Goll stated the checks get mailed to the drop box and someone intercepts them and fraudulently change the information and deposit it somewhere else. Joe Del Duca noted there is a way to get the check, wash the signature and get another signature.

Ellen O'Tool E-13 wanted to let the owners know that Linta Roofing was at her unit yesterday. She heard the dripping rain when it's raining. She reported a leak in her ceiling. Linta Roofing stated there was no evidence of any rain coming through. They did find that some of the areas were not properly insulated. If any owner hears any dripping water, they need to be proactive and get it checked. Mike Delaney asked Ellen O'Toole if she could provide the Board with a copy of the report. Ellen O'Toole will get the report from Linta Roofing and provide the Board with a copy. Roy Starks asked if the top floors were separated because a piece of his plywood was out of place. She stated that the roofers didn't go on his side.

Darlene Pereira F – 12 added the cleaning crew does a wonderful job vacuuming, sweeping. She wanted to let the Board know that all the stairwells are stained. The hallways are not the greatest. George Balaschak grandson Eric handles this. Bob Goll will reach out to Eric Gallegher, but a more complete job will be done once the pollen season leaves. The Board of Directors will get together and walk through all the buildings to see what needs to be done.

Jim Cousins made mention there are more children in the community than it's ever been. They are riding on motor scooters. We need to check to see if they are registered. Please be careful of the kids. Bob Goll mentioned a child riding around the loop. Bob Goll will have a conversation



with Joe Graham of the Master Board to see if it is legal for them to be riding the motor scooters.

Speeding is still an issue in the community. Owners need to adhere to the speed limit. It stated the new condos are driving at least 30 miles an hour. Bob Goll stated speed limit signs are up. The Board talked about speed humps at one time but it's ongoing but it has not been brought up lately but will be discussed again. We have no jurisdiction over the roads as the Master Board has full control. Jim Cousin wanted to let owners know that Colonial Villas II has not said so on the matter about the scooters. There is a sign that says no motorcycles, but it only pertains to the Colonial Greens A, B, & C buildings. Bob Goll looked in our legal documents to see if it was anything in there pertaining to the motor scooters or motorcycles and it was not.

Mr. Wagner wanted to address the nasty letter his daughter received about dumping her trash in the dumper. He clarified that the daughter didn't do it, he and his wife ordered items under the daughter's account, and it came to their address. He doesn't appreciate the threatening letter that she received saying she could get arrested. The letter was a little rough for his daughter to have received. An inquiry would have been a little gentle the next time.

Joanne Cousin F-7 made mention that some boxes are not being broken down in the dumpster and cause it to be filled quicker. The Board would like regular boxes to be broken down and flattened. Trash will go to two pick up times a week Tuesday and Friday starting the week of Memorial Weekend

Frank Garrett wanted to make everyone aware that a guy from the D Building put some trash in the dumpster. If we find something put in the dumpster by someone else now, it will have to be someone with a key allowing them to do it.

There has been discussion about smoking and where to discard the butts. Roy Stark added that his son smokes and he's staying with them, but he made a container with water to use for his cigarette butts. This bottle always stays with him.

ADJOURNMENT:

There being no further business to come before the meeting, Frank Garrett made a Motion to adjourn. The Motion was seconded by Joe Del Duca and the Motion carried.

Freda Gore

Recording Secretary



Approved:

Robert Goll, President

Date Approved

