

# **Carolina Forest CSA**

## **Annual Meeting Minutes**

**March 10, 2026**

**March 3, 2026** – Quorum not met (58 Members needed), rescheduled for March 10, 2026 via Zoom. Management to send reminder with live link to membership

**2026 Budget Ratified** – Budget automatically ratified even though quorum is not met.

**March 10, 2026** – Quorum Met (29 Members needed)

Members on Zoom (28)

Members via proxy (2)

### **Introductions**

- Alicia Hill – President (2023 – 2026)
- Leah Schuch – Treasurer (2023 – 2026)
- Robert Bowers – Vice President (2022 – 2025)
- Shannon Ohlinger – Member at Large (2022 – 2026)
- Chasidy Abadia – Association Manager of Advantage Gold Realty

**Call Meeting to Order** 6:18pm

**Treasurers Report** reviewed by Treasurer, Leah Schuch

- Operating Account Balance - \$413,807.12
- Reserve Account Balance - \$424,052.53
- Delinquency balance - \$224,383.14
- Delinquency - 144 Homes of 574 Homes (25.09% of Membership)
- Law Firm Carolinas Status Update
  - o 16 Properties with Law Firm Carolinas
  - o 16 Homes with Leins with Law Firm Carolinas
  - o 16 Pending Foreclosures with Law Firm Carolinas.

**Treasury Notes:** Clubhouse is showing significant wear as the HOA ages, so while the HOA seems financially healthy, expenses may rise as capital improvements may need to be completed. Leah stressed the significance of paying HOA Dues. This will avoid Special Assessments to members in the future so long as the HOA can reserve funds for future major maintenance expenses in addition to gradual dues increases to prepare for future major expenses to the HOA.

## **HOA Business**

Roof Replacement completed in February 2026 – Roof was leaking and was causing damage to interior of clubhouse due to compromised roof.

Back Flow leak repaired in March 2026

Gutter Replacement is ongoing – Management company has sourced estimates pending Board Review once received. The new roof requires 6 inch gutters (5 inch gutters were originally installed)

Clubhouse Furniture replaced in 2025

Carolina Forest BOD has successfully collected significant past due delinquent accounts. Law Firm Carolinas pursues collections of past due balances, processes claim of liens, and initiates Foreclosure for non-payment of HOA Dues.

Reserve Study was completed in 2025 and will be made available online for members to review.

### **Election of Board of Directors – 4 Positions Open (Board Seats)**

Alicia Hill reviewed Board Positions with Membership

- Nominations from the Floor
  - Jose Maldonado
  - Nicole Elter
  - Robert Bowers
  - Shannon Ohlinger
- Distribution of Ballots (Mailed Via USPS)
- Ballot Collection – No Vote (4 Nominations/4 Positions) – All Positions Filled
- Announcement of Election Results to be announced later. Nominated Board Members must maintain good standing with the HOA with Dues & Compliance of the governing documents with no outstanding violations.

## **Announcements**

Late Fees/Interest – The Board of Directors is not waiving any Late Fees/Interest. The Board explained to the membership why they will not be waiving any late fees/interest.

Spring has Sprung – Reminders to the membership to continue/start to Pressure Washing homes, start maintaining lawns including behind fenced areas. Properties with drainage easements (swales/ditches), homeowners are responsible for maintaining to the center of the ditch of their lot. Drainage easements need to be clear, not keeping the drainage easements clear can result in dangerous safety hazards (i.e. snakes, foreign objects, flooding, etc.)

Tax Assessment Review – HOA Member encouraged everyone to dispute recent Tax Assessment and explained process to membership to help assist with property values and tax assessments.

## **Open Forum**

*What percentage of that are the attorneys handling? Is the delinquency rate increasing or decreasing from last year? – Send Update to Denise via email*

*Roof Replacement– Why wasn't insurance used for the roof replacement?*

Insurance does not always cover roof replacements and this would also increase insurance rates for the community.

*What additional Capital Improvements are being made this year to justify \$500 Dues Increase?*

The Board had a reserve study completed in 2025 and future expenses to the Association showed a negative trend with the current Annual HOA Dues without gradual increases. The Board provided examples of Items that may need to be completed sooner rather than later. The 2025 Reserve Study will be available for members to review online.

- Gutter Replacement
- Roof Replacement (Completed)
- HVAC Replacement
- Interior Painting of the Clubhouse
- Clubhouse Updates

*What is the reason for Increase to \$500/year?*

The Board explained HOA Increase to \$500.00 at the 2024 Annual Meeting. The Board moved forward with dues increase to contribute to reserves and continue to maintain the Association with increasing HOA Expenses as the HOA ages while maintaining good financial health for the Association.

*Christmas Lighting discussed – The Board would like to implement polls for the community to participate in to provide guidance to the Board in decision making for the community.*

*Violations Compliance – 3 Letters (Friendly Reminders), the Board will then proceed with a hearing to stand in a meeting with the Board to address non-compliance violations, and the Board determines how to move forward. The Board can implement fines for non-compliance for up to \$100/day each day the property remains non-compliant. Unpaid Violations Fines will be turned over to Law Firm Carolinas if not paid in a timely manner.*

- Estil to join Violation Committee to assist with non-compliance concerns for Carolina Forest

**Adjourned Meeting 7:13pm**