



FRESH Carolina, LLC
Creating Life Balance

Shareholder Meeting Minutes
Saturday, November 17, 2018

Present: Barbara & Frank Strickland, Carlos Diaz, Mary & Marcelo Quezada, Miguel Chirinos, Jesus Sanchez

Agenda:

1. Current state of affairs
2. To do in 2019 (plans)
3. Planned for 2020
4. Officially naming places within the property
5. Community Building Support Projects
6. New "pilot" projects being tested for revenue streams
7. New ideas and thoughts (including anything not covered by agenda)

1. Current State of Affairs

- a. Only 11 shares remain out of the 120 shares launched on January 1, 2018 (1st lot). Since the current value of the shares stands at \$6,000, then the value of the 109 shares sold is \$654,000.
- b. Landscaping will continue through the end of the current year. This includes the 2x lake lookouts, the trail extension to the second lake, the canoe storage shelter, and the sandy beach area.
- c. Sewer permit approved and system installation expected to be completed by year's end.
- d. Bathrooms and kitchen building annex currently in design phase.

2. To Do in 2019

- a. Launch another 120 shares on January 1, 2019 (2nd lot). As of January 1, 2019, the shareholders voted to increase the share value to \$6,500. The initial proposal was to increase it to \$7,000, but it was agreed that \$6,500 would be more reasonable and that the \$7,000 value could be easily reached on April 1, 2019, given the "on-target" development milestones attained.
- b. Install a new electrical feed and 200 Amp breaker box. This is required for the air conditioning/heating, appliances, and sewer pumps.
- c. Break ground for bathroom/kitchen annex building. The plan is to have the bathrooms ready for use at the opening of the 2019 Farmers Market.

3. Planned for 2020

- a. Build the floating gazebo for special events. The plan is to have the gazebo completed in the Spring, before the opening of the 2020 Farmers Market.
- b. Restore the 3,500 square foot warehouse. This will be a major investment that will include a complete building retrofitting to change occupancy from warehouse (current) to its intended social gathering use. The plan is to have the building completely restored before Thanksgiving 2020.
- c. Begin building the first three chalets. The plan is to complete the first chalet before Thanksgiving 2020.

4. Officially Naming Places in the Property

- a. Many places already have names, as already assigned in the business prospectus. However, some names may be added or changed as time goes by. Many shareholders have requested that their names be used to name several of the places that do not currently have names. An official motion was introduced and the vote was passed unanimously to do this. The non-present shareholders will be polled to determine each individual preference regarding naming of places.



New names assigned during the shareholders meeting (11/17/2018):

1. Swepson Lake (in front of Darrell Newton Drive)
2. Charlie's Pond (in front of Hillside Drive)
3. Chirinos Trail (gravel path to beach area)
4. Quezada Lookout (1st lookout on trailhead)
5. Pereira Lookout (2nd lookout)
6. Strickland Knoll (A.K.A. Swepsonhenge on far side of Swepson Lake)

5. Community Building Support Projects

- a. Farmers Market – on going. The Swepsonville Mayor expressed his commitment to support this “important community project” that will continue to grow in the coming years.
- b. A historical manuscript to cover the history of Swepsonville has been commissioned with a historian and published author. This manuscript will be officially presented as a gift to the Town of Swepsonville in January 2019. Carlos, Barbara, and Marcelo volunteered to be proof readers of this manuscript.

6. New “pilot” projects being tested for revenue streams

- a. Seasonal Arts & Crafts Showroom – set inside the warehouse
- b. Firewood Sale – set outside, under the Orinoco shelter
- c. Hot Dog stand/cart to sell hot dogs at the Farmers Market on Saturdays and at one potential local business site on Fridays – FRESH will invest on the cart and is currently looking for potential operator who would run the stand.

7. New Ideas and Thoughts

- a. We need to work harder at getting the word out for the farmers market and improve attendance. We spoke about holding the market bimonthly and otherwise, but then was agreed that the weekly schedule works best for produce-driven market.
- b. Better advertising. It was mentioned that we need to have a signature event every month, similar to what we tried to do the last time. However, we need to put more effort into making sure that each event has a much bigger impact. It was also mentioned that the AM radio station (WPCM) with Buddy Michaels should be contacted to do a series and/or have the radio come to cover some of our events.
- c. Look into possibility of selling personalized name bricks to line the planned rose garden

Some Signature Events Planned for the 2019 Farmers Market:

1. Talent Contest – qualifiers weekly with final in June
2. Blue Grass concert with small local bands
3. Continue with Pumpkin Carving, Halloween Costume, and Oktoberfest