

Creekside Point Homeowners Association, Inc.
Board of Directors Meeting Minutes
January 19, 2026

CALL TO ORDER:

The meeting was called to order at 2:30 pm, on January 19, 2026, at the home of Anthony Nicoletti.

ATTENDEES:

Mike Anderson, President
Beth Citeroni Stewart, Vice President
Anthony Nicoletti, Treasurer
Brian Nolan, Director of Communications
Gary Huempfner, Secretary

UNFINISHED BUSINESS

- **Migration to Semper Fi:**

There are outstanding issues and questions that still need to be addressed by Semper Fi. We are not seeing the meeting minutes posted, we need to know the status of the financials and member credits, there are questions about the ARC process, we would like to know the status of the website and the pool repairs. Beth to set up a meeting with Billy to address these issues, as well as other questions raised by the board.

- **Pool Handrails:**

Waiting for an update from Semper Fi, who was to coordinate with vendor.

- **Sign Repairs:**

Mike is waiting for the county to come mark the grounds to identify underground utilities. Once this is completed, the repaired signs are scheduled to be replaced within two weeks, weather permitting.

- **ARC Requests:**

Please note that you do not have to submit an ARC request for repairs to existing features using same materials or for dead trees, especially the dead palm trees that we will likely encounter because of the extreme cold temperatures.

- **First Quarterly Meeting:**

We were able to reserve the C B Berry Community Center, 2250 SC-179, Little River, SC 29566 from 6-7pm on February 25th for the Creekside point quarterly meeting. Semper Fi will notify the community.

NEW BUSINESS

Proposed New Rules:

The board would like the community to vote on three proposed new rules. The board will discuss

the voting process with Semper Fi (via mail? Email? At the quarterly meeting?) and inform the community. The details of the proposed rules are as follows:

1. Proposed Rule: Member Notification and Open Discussion for New Rule

The Board of Directors must follow a transparent process before adopting, amending, or repealing any rule or regulation:

- **Notice of Proposed Action:** The Board shall provide all Association members with written notice of any proposed new rule or change to existing rules at least 30 days prior to the meeting at which the Board intends to vote on the matter.
- **Detailed Information:** This notice must include the full text of the proposed rule, a summary of its purpose, and the date, time, and location of the meeting where it will be discussed.
- **Open Discussion Period:** The Board must host an open forum or discussion session during a scheduled Board meeting—prior to the final vote—to allow members to ask questions and provide input.
- **Method of Delivery:** Notice may be delivered via the Member Portal, USPS, electronic mail, or by posting in a conspicuous common area.
- **Final Notification:** Within 15 days of the official adoption of a new rule, the Board must distribute a final copy of the rule to all members and record it in the official records to ensure enforceability.

Authority:

Under the [South Carolina Homeowners Association Act](#), governing documents and rules must be properly noticed and recorded to be enforceable. Failure to provide adequate notice may result in the rule being declared void.

2. Proposed Rule: Prohibition of Parking on Unpaved Surfaces

No vehicle, including but not limited to passenger cars, trucks, SUVs, trailers, or recreational vehicles, shall be parked or stored at any time on any lawn, grass, mulch, or other unpaved area within the front, side, or rear yard of any lot. All parking must be confined to the designated concrete or asphalt driveway or within the garage. Violation of this rule may result in fines or towing at the owner's expense as outlined in the Creekside Point HOA Governing Documents.

Limited Exceptions:

- **Landscaping and Construction:** Vehicles actively engaged in landscaping, maintenance, or construction services may temporarily park in non-designated areas if necessary for the completion of work.
- **Active Loading and Unloading:** Temporary parking on unpaved surfaces may be permitted for the purpose of active loading or unloading (e.g., moving furniture or heavy supplies), provided the vehicle is moved immediately upon completion of the task.
- **Emergency Repairs:** In the event of an emergency repair (e.g., a burst pipe or immediate structural threat), service vehicles are generally exempt for the duration of the emergency response. Routine vehicle repairs, however, must typically be conducted within a garage and are not permitted on driveways or lawns.
- **Special Events:** For large-scale community events or significant private gatherings, the HOA

Board may grant temporary variances for guest parking.

- **Prior Approval:** Permanent or recurring exceptions for modifications, such as parking on rear lawns or on lawns adjacent to driveways, require an application to the ARC Committee.

3. Proposed Rule: Commercial Vehicle Parking and Appearance Standards

Purpose: To establish standards for vehicle parking within the community that balance the needs of homeowners with the desire to maintain consistent residential aesthetic and property values.

Rule:

Commercial vehicles are generally prohibited from parking within the community boundaries (including driveways, common areas, and designated parking spots) except as specifically permitted below:

1. **Permitted Commercial Vehicles:** A commercial vehicle is permitted to park within the community if and only if it meets all the following criteria:
 - **Branding/Logos:** The vehicle may display professionally applied business names, logos, or contact information on the doors or body, provided such branding is discrete and inoffensive.
 - **Appearance and Condition:** The vehicle must be kept clean, well-maintained, and in fully operational condition, free of rust, damage, or disrepair.
 - **Vehicle Type Restriction:** The vehicle must be a standard passenger vehicle, SUV, or a closed/covered van (e.g., standard work van with panel sides or a cap/tonneau cover over the bed).
 - **Weight/Size Restriction:** The gross vehicle weight rating (GVWR) must not exceed 10,000 pounds (a common standard for light-duty trucks and vans).
2. **Prohibited Equipment and Visible Items:** No commercial vehicle, regardless of type, may have any equipment visibly stored in or on the vehicle while parked within the community. This includes, but is not limited to:
 - Ladders, pipes, or racks mounted externally (e.g., on the roof or in a truck bed).
 - Open utility beds, flatbeds, or dump trucks.
 - Visible tools, loose equipment, building materials, or debris in open truck beds or through windows.
3. **Enforcement and Variances:** The Architectural Review Board (ARB) or HOA Board of Directors reserves the right to make final determinations regarding the interpretation and enforcement of these appearance standards and may require the removal of any vehicle deemed non-compliant with the community's standards.

Key Elements of This Rule:

- **Clarity on "Commercial":** It defines what is allowed rather than broadly banning everything.
- **Focus on Aesthetics:** The primary goal is to ensure the vehicle looks like a standard neighborhood vehicle, even if it has a logo.
- **Specific Prohibitions:** Explicitly bans common work equipment like ladders and open beds.
- **Enforceability:** Provides the HOA board with the final authority to interpret the rule and

manage.

ADJOURNMENT

The meeting adjourned at 4:00 PM

The next meeting is scheduled for February 23, 2026 at 2:30 PM, hosted by Anthony Nicoletti.

Respectfully submitted,
Creskide Point Homeowners Association, Inc.