

Creekside Point Homeowners Association, Inc.
Board of Directors Meeting Minutes
January 5, 2026

CALL TO ORDER:

The meeting was called to order at 2:30 pm, on January 5, 2026 at the Semper Fi office, located at 1756 Hwy 501, Myrtle Beach, SC 29577.

ATTENDEES:

Mike Anderson, President
Beth Citeroni Stewart, Vice President
Anthony Nicoletti, Treasurer
Brian Nolan, Director of Communications
Gary Huempfer, Secretary
Billy Rivera, Semper Fi Property Manager
Michelle Gotham, Semper Fi Community Assistant

The main purpose of this meeting was to address the transfer of funds, as well as books and records, from Waccamaw HOA management to Semper Fi. Waccamaw transferred \$125,000 of our funds: \$75,000 from our reserves account and \$50,000 from our checking account. We anticipate all remaining funds to be transferred by January 30th, after final invoices are paid. Homeowner credits will be posted within two weeks of receiving all financial records from Waccamaw. The funding is being closely tracked and monitored by Tony, our treasurer. We are working to ensure homeowner credits are accurately posted.

The FY25 audit was also discussed. Waccamaw refused to support the audit due to their transition out of management, which means Semper Fi will now oversee both the books and the audit process. Billy, our new Property Manager, agreed to transfer audit responsibility to Semper Fi, and is prepared to manage this transition going forward.

Items still due to Semper Fi:

- Vendor listing with all vendor information (Due by Jan. 15th): Semper Fi will reach out to all vendors to obtain required vendor profiles, licensing, and proof of insurance. Mike will email the data to Billy.
 - Key to pool and pool point of contact information (Mike to provide by Jan. 9): Mike will provide the key and contact details to Billy.
 - Pool repair vendor information needed prior to starting pool repair work (Billy to coordinate with vendor and provide details; Deadline: before Jan. 16th): Billy will be responsible for coordinating with the vendor and supplying all necessary information before repairs begin.
 - Rental units must be identified to Semper Fi (Tony to provide listing by Jan. 9): Tony will provide the rental unit listing to Billy.
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NEW BUSINESS

Quick Reference Guide

Tony created a quick reference guide for the community (to be sent out, however, attached to these minutes) that includes a multitude of information, such as where to pay your dues, the Board of Directors listing and terms, utility information, and pool hours. Thank you for putting that together, Tony!

ARC's

Only one ARC has come in so far this year, however, the board is not sure how we are notified of impending ARC's and what that process will entail. The Board portal access has not been completed yet, so the board does not have access to conduct board business, such as ARC reviews. The board is working with Semper Fi to clarify how ARC requests will be communicated and will update the community as soon as the process is established. In the interim, if homeowners have urgent ARC requests during this transition period, please email Semper Fi directly.

Community Website

Creekside Point will have its own website, separate from AppFolio. It will house pictures of events, amenities, news, budget and other financial reports, the Bylaws and other governing documents. The website is currently under construction.

Dog Nuisance Issue

There have been several complaints about nuisance dog barking. A letter will be sent out to address the issue with the homeowner this week.

First Quarterly Meeting

A Creekside point quarterly meeting is TENTATIVELY set for February 25th, 6pm, at the C B Berry Community Center, 2250 SC-179, Little River, SC 29566. Beth will make the reservation and finalize the date/time. Semper Fi will notify the community once the details have been finalized.

ADJOURNMENT

The meeting adjourned at 3:37 PM

The next meeting is scheduled for January 19, 2026 at 2:30 PM, hosted by Anthony Nicoletti.

Respectfully submitted,
Creekside Point Homeowners Association, Inc.

Creekside Point HOA, Inc.

Little River, SC

Quick Reference Guide

MAILING ADDRESS:	Creekside Point HOA, Inc. C/o Semper Fi Property Management, LLC 1756 Hwy 501 Myrtle Beach, SC 29577
BOARD OF DIRECTORS:	President: Michael Anderson, Pres. - Beth Stewart, V.P. - Gary Huempfer, Secretary - Anthony Nicoletti, Treasurer - Brian Nolan – Director of Communications
HOA CONTACT:	Email: creeksidepointhoa@yahoo.com
PORTAL:	Online Portal: AppFolio – For help creating an account Contact: Semper Fi Property Management (843) 315-1756 www.semperfi.com
ANNUAL MEETING:	November
AMENITIES:	Pool, Internet, Trash/Recycling Removal
ARCHITECTURAL:	ARC Approvals are required for all modifications – No application fee. Apply online through AppFolio
ASSESSMENTS:	Collected Monthly – Due on 1 st of the month – The 2026 Assessment is \$132.00/mo. Payment options: Mail or deliver a check to Semper Fi, use the AppFolio online portal, use direct deposit Bill Pay through your bank, PAYABLE TO: CREEKSIDE POINT HOA, Inc., your account name is your address. Late Fees apply after 10 days.
RENTALS:	Leasing is permitted after 6 months of occupation as a permanent residence. 6 month minimum lease term. Association requires a copy of the lease. Investors may be exempt from the 6 month occupation requirement.
RESALE CAPITAL CONTRIBUTION:	At the closing for the resale of any Unit, the purchaser of the Unit shall pay a resale capital contribution to the Association in the amount of \$1,000.00
CABLE TV:	Available through HTC – (843-365-2154)
ELECTRIC:	Provider: Horry Electric Cooperative (843-369-2211)
WATER:	Provider: Grand Strand Water & Sewer (843-443-8200)
TRASH:	Provided by GFL Environment / Waste Industries (843-397-5586) – 1 cart per household, pick-up Wednesdays – Cost included in Assessment
RECYCLING:	Provided by GFL Environment / Waste Industries (843-397-5586) – 1 cart per household, pick-up every other Wednesdays – Cost included in Assessment.
INTERNET WIFI:	Provided by HTC – Support 843-365-2186 - Cost included in Assessment
MAILBOXES:	Cluster Boxes located throughout the Community – obtain keys and box no. through USPS, Little River, 29566
POOL:	One Pool – Key card access required – No individual reservations permitted – Open April 1 – Oct 31 – Sunrise to Sunset