

Creekside Point Homeowners Association, Inc.
Board of Directors Meeting Minutes
February 23, 2026

CALL TO ORDER:

The meeting was called to order at 2:30 pm, on February 23, 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 Huempfer, Secretary

UNFINISHED BUSINESS

- **Migration to Semper Fi:**

We reviewed the status of contractor invoices to ensure that they are being timely paid by the new management company. It appears there is a lag on payments to several contractors. Beth will call Semper Fi this week to discuss the issue.

Tony determined that the homeowner credits on accounts has not yet transferred into the new accounts with Semper Fi. He reached out to Semper Fi via email for a reconciliation of the accounts. Tony also noted that the reserves balance is not correct and reached out to Semper Fi to address this matter.

Tony noted that he still does not have view access to the bank accounts. Further, the financial reports are being provided on the accrual basis, which is not helpful for the financial review process. These matters will also be discussed with Semper Fi.

- **First Quarterly Meeting:**

As a reminder, the first quarterly meeting is scheduled from 6–7 PM on February 25th at the C B Berry Community Center, 2250 SC-179, Little River, SC 29566. No voting will take place at this meeting. Instead, all voting issues will be addressed through a special voting poll, which will be mailed to all members in the fall. This process ensures that everyone has the opportunity to participate in important decisions, such as updating the by-laws and considering the installation of fountains on the ponds. Because the by-laws may only be updated once annually, your input during this special poll will be especially valuable.

NEW BUSINESS

- **Pool Repairs:**

During the recent cold weather, a pipe in the ceiling of the men's room at the pool house burst, causing flooding in both the men's room and other areas of the pool house. The damage is estimated at \$3,500. A contractor has been selected, and repairs will begin on or about March 10, with completion expected by March 29. This timeline ensures the pool will open on schedule.

- **Pond Dredging:**

Based on discussions with a representative who performs the reserve study and our pond maintenance contractor, pond dredging is not necessary for ponds of our size and depth. Dredging refers to the removal of sediment from the bottom of a pond, while inflow and outflow describe the movement of water into and out of the pond through pipes. Dredging would only be necessary if the inflow or outflow of water at the pipes is blocked by sediment or any other material. If the pipes are free and clear and water is running through them without pause, there is no need to dredge the ponds. According to our pond maintenance contractor, ponds less than five feet deep rarely require dredging unless there is visible blockage at the pipes. For instance, last year we inspected all pipes and found them clear, confirming no need for dredging.

- **Speed Bumps:**

Mike was approached by homeowners requesting speed bumps in the community. We do not own the roads; they are maintained by the city, so any requests for speed bumps must be directed to municipal authorities. Additionally, absent sidewalks, speed bumps can pose safety risks for homeowners using the streets for recreational purposes such as bike riding or scooters. Studies have shown that speed bumps may increase the risk of accidents for cyclists and scooter riders in areas without sidewalks, as individuals may lose control when navigating these obstacles.

- **Sale of Dogs:**

It has come to our attention that dog breeding and selling has occurred in the neighborhood. Beth will draft a reminder letter to the community regarding the issue. The below CC&R excerpt will be cited in the letter:

Prohibition of Commercial Activity

Creekside Point is a residential community. The Declaration of Covenants and Use Restrictions require that properties be used for residential purposes and authorize the Association to enforce rules that protect the health, safety, and quiet enjoyment of residents.

The commercial breeding, boarding, or sale of animals from a residence constitutes a business activity and is not permitted within the community. This includes the operation of dog breeding enterprises or the regular sale of animals from a home.

The Association will monitor compliance with these rules and may take appropriate action if violations are observed, in accordance with the community's enforcement policies.

ADJOURNMENT

The meeting adjourned at 3:30 PM

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

Respectfully submitted,
Creekside Point Homeowners Association, Inc.