

**Creekside Point Homeowners Association, Inc.**  
**Q1 Board of Directors Meeting**  
**February 25, 2026**

**CALL TO ORDER:**

The meeting was called to order at 6:00 pm, on February 25, 2026, at CB Berry Community Center, located at 2250 SC 179 Little River, SC.

**ROLL CALL OF BOD MEMBERS AND PROPERTY MANAGEMENT TEAM**

Mike Anderson, President  
Beth Citeroni Stewart, Vice President  
Anthony Nicoletti, Treasurer  
Brian Nolan, Director of Communications  
Gary Huempfner, Secretary  
Billy Rivera, Semper Fi Owners Rep and Operations Manager  
Jennifer Richardson, Semper Fi Bookkeeper  
Michelle Gotham, Semper Fi Community Assistant

Quorum of the board of directors was met, with all five board members in attendance.

Message from President Mike Anderson:

Spring is around the corner, and with it comes the need for spring clean up. Homeowners are encouraged to inspect their siding, especially on areas that don't receive direct sunlight, as these spots tend to turn green and accumulate pollen and mold. Cleaning off pollen and mold not only improves the appearance of your home but also helps prevent potential health issues and preserves the integrity of your siding. If you notice your siding turning green, please power wash your home as part of the spring clean up process.

**Financial Update:** The president shared the current balances for both the checking and reserve accounts, ensuring transparency regarding our financial standing.

AppFolio has been updated, and all homeowner credits previously held with Waccamaw have now been successfully transferred to Semper Fi. We encourage every homeowner to log in to AppFolio to review and verify your current account balance. If you notice any discrepancies in your AppFolio account balance, please reach out to Semper Fi for prompt assistance. All funding is now under Semper Fi's management.

**Transitioning to Collections:** Following the financial report, Billy Rivera from Semper Fi outlined the collections process. Homeowners are reminded that the assessment collection policy is posted on our website for easy reference.

**New HOA Website Launch:** We are excited to announce that our new HOA website is up and running! To access the site, visit [creeksidepointMB.com](http://creeksidepointMB.com). The website offers several helpful resources for homeowners:

- Financial statements
- Master deed, bylaws, and handbook
- Meeting minutes
- ARC requests (remain in AppFolio, which is linked directly from the website through “owners portal”)

To find these resources, simply select the corresponding tab from the homepage menu. Please contact Semper Fi if you need assistance navigating the website.

**Vendor Payments Update:** Billy provided an update regarding payments to vendors and contractors. Payments can only be processed after Semper Fi receives their current license and insurance information. Several contractors are still pending submission, and some contact details from Waccamaw proved inaccurate, requiring additional outreach. Next steps: Semper Fi will continue contacting contractors to obtain the necessary documents. We anticipate resolving outstanding issues and completing payments within the next few weeks.

## **Discussions:**

- **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 \$3,300. A contractor has been selected, and repairs will be completed timely to ensure 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 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. Additionally, our reserves study does not include dredging as a cost element, because it is so rarely necessary.

- **Pond Fountain and Aeration Discussion**

The Board raised the issue of pond fountains and aeration systems installed on the ponds based on information provided by Clear Lakes and Wetland Services. Discussion included potential benefits such as improved pond aesthetics, increased oxygen levels, enhanced water quality, and reduction of algae, weed growth, and sediment buildup. The Board also reviewed considerations including ongoing operational and maintenance obligations, long-term equipment replacement, continued need for pond treatments, and the recommendation for additional aeration for deeper ponds. Additional discussion addressed community-wide cost sharing, the limited visual benefit to non-pond-view properties, potential noise, storm and high-wind impacts on equipment operation and water spray, and possible health concerns raised by residents regarding exposure to pond water or treatment chemicals

dispersed by fountain spray. The Board also discussed safety, liability, and potential impacts on property values and community priorities. The Board determined that this matter will be presented to the community for a vote, and a fact sheet outlining costs, benefits, and considerations will be distributed to homeowners prior to the vote. No final decision was made pending community input.

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## **ADJOURNMENT**

The meeting adjourned at 6.37 PM

Respectfully submitted,  
Creskide Point Homeowners Association, Inc.