

Creekside Point Homeowners Association, Inc.
Board of Directors Meeting Minutes
April 27, 2026

CALL TO ORDER:

The meeting was called to order at 2:30 pm, on April 27, 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

• **Pool Discussion:**

○ **Pool Hours and Signage**

The pool hours have been officially changed to 7:00 AM to 10:00 PM. A new sign with the updated hours has been installed.

○ **Additional Pool Repairs**

The pool lighting breaker keeps tripping because its underground box has filled with water. Beth met with an electrician who recommended relocating the breaker to an above-ground post and installing surge protectors on all pool electrical equipment. An estimate was submitted and approved by the board, and the repairs are scheduled for May 8th.

The chair lift for the pool is not working again; it fails to operate when activated, preventing users from safely accessing the pool. The equipment remains under warranty. Mike will contact the vendor to schedule the repair, and he will update the team once a repair date is confirmed.

• **Financial Matters:**

Tony secured a \$40,000 certificate of deposit (CD) using operating funds, and two \$45,000 CDs using reserve funds. Certificates of deposit are fixed-term savings products offered by banks, which allow organizations to earn interest on their deposited funds over a set period. The term for all three CDs is 12 months, at an interest rate of 3.25%. These investments were made to maximize interest earnings on available funds while ensuring financial stability for the upcoming year.

• **Updated Budget:**

Tony, the association's treasurer, reviewed the budget and reserve study and determined that the reserves were overfunded. When we notified our property management company, Semper Fi, of our intention to revise the budget accordingly, they recommended against making mid-year budget changes or dues adjustments, citing guidance from their legal team that such actions could create compliance issues with HOA regulations.

Under our association's bylaws, budget modifications require approval from both the board and property management to ensure adherence to legal and financial requirements. Mid-year budget revisions are generally discouraged in order to preserve financial stability and maintain transparency for association members. As a result, any updates to the budget and reserve contributions will need to wait until the next budget cycle.

NEW BUSINESS

- **Late Fees:**

The board discussed the late fee policy for delinquent accounts and reviewed the relevant South Carolina law regarding late fees and collections. Tony will reach out to Semper Fi by next Friday to ensure our bylaws comply with state laws.

- **Working Capital:**

Tony, the association's financial manager, is working with Semper Fi, the property management company, to ensure that the working capital contribution is included in the closing settlement for any CSP home sale. If a sale does not include the working capital contribution as part of the closing costs, the contribution will be invoiced to the buyer within 30 days of closing, ensuring compliance with association policies.

- **Beautification Committee Proposal:**

The Beautification Committee submitted Phase 1 of their proposal to the board for review. The proposal included several items for the board's attention. The first recommendation was to remove or relocate all trees lining the fencing along Mineola Rd, as these trees—numbering approximately twenty—were planted too close to the fencing and, after three years of growth, now have significant root systems. While the board agreed that the initial planting location was not ideal, removing the mature trees at this stage would be very costly and could disrupt the fence and landscaping. Due to the high cost and potential disruption of removing mature trees, the board determined that regular trimming and maintenance would be a more sustainable solution that balances aesthetics, cost, and ongoing maintenance. This approach will also be applied to the Holly Tree by the electrical box at the main entrance, which will be maintained rather than removed or relocated.

In addition to addressing the trees, the proposal included recommendations for the shrubbery beds along the pool perimeter. Specifically, the committee requested that the board authorize the landscaper to remove all pine straw lining the shrubbery beds. However, since the pine straw was recently refreshed, the board decided not to remove it immediately. The board agreed to remove the pine straw in the fall, at which time sod will be installed to reduce mulch and weeding needs, making ongoing maintenance less intensive.

Furthermore, the board approved the remainder of the Phase 1 proposal, which includes elevating the brick column to match the column closest to the road, approving the specific flower and plant choices to be purchased and planted by the committee, and painting the wood structure that holds the electrical panel—pending approval from the county to proceed with the painting.

- **Severe Drought Conditions:**

The board discussed the challenge of maintaining lawn conditions while complying with Grand Strand Water & Sewer's request to limit irrigation during this period. It was noted that stricter water restrictions are being enforced in other parts of South Carolina and nearby

areas of North Carolina. Due to the extremely dry conditions, even small sparks from fireworks can easily ignite fires, posing a significant risk to homes and property. With Memorial Day approaching and the increased threat of fires, we want to remind the community of the dangers of fireworks, especially in severe drought situations. The liability for any damage falls to those setting off fireworks, so we strongly request that fireworks be excluded from holiday festivities at this time. If you observe fireworks being set off or notice any fire hazards, please report them immediately to local authorities. Your vigilance helps keep our community safe.

- **Feeding the Neighborhood Ducks/Geese:**

Feeding migratory waterfowl (ducks, geese) is prohibited in residential areas of Horry County, South Carolina unless you own at least 5 acres within a designated wildlife management area. These regulations help prevent overpopulation, health hazards, and nuisance complaints. For Creekside Point residents, this means feeding ducks and geese is not permitted. We kindly ask everyone to respect each other's privacy by avoiding walking behind neighbors' homes to feed waterfowl. Thank you for helping maintain a healthy and considerate community.

ADJOURNMENT

The meeting adjourned at 3:30 PM

The next meeting is scheduled for June 15, 2026 at 2:30 PM, hosted by Anthony Nicoletti.

Respectfully submitted,
Creekside Point Homeowners Association, Inc.