

Creekside Point Homeowners Association, Inc.
Board of Directors Meeting Minutes
July 20, 2026

CALL TO ORDER:

The meeting was called to order at 3:00 pm, on July 20, 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
Billy Rivera, Semper Fi Property Manager
Michelle Gotham, Semper Fi Community Assistant

FINANCIAL BUSINESS

- The financial reports were discussed in detail. Tony worked with the Semper Fi accountant to discuss account balances and funding requirements.
- The status of collections was discussed. Semper Fi continues to actively manage delinquent accounts in accordance with the established collection policy, with the goal of resolving matters at the earliest stage possible.
- **Sold Homes:** Semper Fi to provide their listing of recently sold homes to compare to our records to make sure the HOA contribution at settlement is collected.

UNFINISHED BUSINESS

- **Pool Discussion:**
 - **Additional Pool Repairs**

The pool chair lift remains inoperable. Repair parts have been ordered, and the board was advised that delivery is expected to take 4–6 weeks.

The repair technician recommended ordering a separate sleeve cover for the inner portion of the chair to help prevent water intrusion. The board will order the cover as recommended.

One pool light within the pool is out, and the board will contact the pool repair vendor to arrange repairs.

To help prevent the pipes from freezing again this winter, the pool house needs to be insulated. Mike moved to proceed with the insulation work before winter and to repair the gate. Beth seconded the motion, and it passed unanimously.
 - **Pool Cameras**

Pool cameras were installed to provide surveillance of the parking lot, entrance, and pool perimeter. Semper Fi recommended adding coverage inside the pool area for insurance liability purposes. The board will discuss the matter further, and Semper Fi will provide vendor quotes if the board decides to proceed.

NEW BUSINESS

- **Upcoming Contracts**

The board is generally satisfied with Southern Shade Tree's landscaping services. Initial concerns about pond areas not being properly maintained and access routes crossing homeowner side property rather than designated rights-of-way have been resolved, and mowing services have been satisfactory.

The board is dissatisfied with Alliance's pool cleaning services due to several complaints about the condition of the pool area. Semper Fi will provide the board with alternative pool cleaning vendor options.

- **Trees in Wetlands**

The HOA's responsibility for dead trees in the wetlands is limited to situations where the HOA has been made aware of a potential hazard. Although trees may not be removed from the wetlands, the HOA may cut dead trees down to an allowable height without obtaining a permit. Homeowners are asked to notify the HOA of any dead trees that could pose a hazard, as the HOA's obligation to act is triggered upon receiving such notice.

Homeowners are asked to notify the HOA of any dead trees that could pose a hazard if they fall.

- **Architectural Requests**

All future ARC requests involving structural changes must be submitted to the ARC for review and approval. However, no work may commence until the homeowner has provided the HOA with a copy of the required permit. Work begun prior to submitting a copy of the permit to the HOA will be considered a violation of the ARC guidelines.

- **Pool Closing Date**

The board discussed the advantages and disadvantages of keeping the pool open year-round and noted that doing so would not increase costs. Mike moved to allow year-round pool use, and Brian seconded the motion. The motion passed.

- **Reserve Study**

Semper Fi advised that reserve studies are typically reviewed every 5 to 10 years. Tony noted that the current reserve study does not include the ponds. The board believes the ponds should be included and is considering commissioning a new study. Semper Fi will provide several reserve study vendors for the board's consideration.

- **Annual Meeting Preparation**

The president and vice president positions, currently held by Mike and Beth, are up for re-

election this year. The board will work with Semper Fi to issue a Call for Candidates to the community. The next board meeting will primarily focus on planning for the annual meeting, including items to be voted on, the timing for mailing ballots, and initial budget planning. The annual meeting is tentatively scheduled for Monday, November 9, at 6:00 p.m. Semper Fi will contact the CB Berry Community Center to reserve the space.

ADJOURNMENT

The meeting adjourned at 4:05 PM

The next meeting is scheduled for August 10, 2026 at 2:30 PM, hosted by Anthony Nicoletti.

Respectfully submitted,
Creekside Point Homeowners Association, Inc.