

GULF STREAM COTTAGES HOA

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2024 Annual Owners Meeting

Saturday, November 9, 2024

10AM

Office of Semper Fi Property Management, LLC

1756 Hwy 501

Myrtle Beach, SC. 29577

or Conference Call Information

Dial: 667.770.1411

Access Code: 281805

AGENDA

1. Call to order: Stamp date and time
2. Introduce and roll call the Board of Directors
3. Introduce and roll call the Property Management Team
4. Roll call owners calling in and present via proxy
5. Determine if quorum for the BOD and owners has been met
6. Review financial reports: Balance sheets, accounts, aging report and collections, 2025 operating budget
7. Property Management and Maintenance Report
8. Old Business
9. New Business
10. Elections: Form Ballot Committee, count ballots and seat the new board member
11. BOD/Owners' questions, comments, and concerns
12. Adjourn: Stamp date and time

CALL TO ORDER/INTROS

GSC HOA Board of Directors President Stephanie Hollywood called the meeting to order at **10:02 a.m.** after introducing herself and fellow board members secretary Lorri Freifeld (on the phone) and Gary Price, treasurer.

Billy Rivera, owner of property management firm Semper Fi, was present for the meeting. He introduced company accountant Mandy Risha (spelling?) and Jennifer Richardson (assisting with HOAs), who was also present at the meeting. *Richotte*

Owners calling into the meeting via the phone were:
Lorri Freifeld (370 Sailors)

Sheng Li (360)
Litz (320 Sailors Court)
Van Duran (didn't respond)
Janette (301 Sailors)
346 Sailors Court

Billy ascertained that 33 owners were either attending the meeting in person, on the phone, or had sent in their proxies. The quorum was met and the meeting deemed official.

Stephanie turned the meeting over to Billy to give the property management report and talk about what happened this past year.

FINANCIAL REPORTS

Financial reports are posted on the GSC Website quarterly. BOD gets them monthly for review and comments. The operating account and reserve account amounts as of Oct. 31 were:

Operating: \$38,768.68

Reserve: \$34,45.68

\$1,125 was received in fines, primarily trash can violations.

Collections: One homeowner hasn't paid their fines; another homeowner hasn't paid HOA fees in 2 quarters—Billy asked the BOD if they want to put a lien on the house. Stephanie made a motion to do so, Gary seconded. BOD voted yes.

Homeowners have the right to look at the financials; can make an appointment to meet with Billy to go over them in person.

2025 BUDGET: The BOD unanimously approved the 2025 budget the other day. There were 3 options: no HOA fee increase, a \$10 per month increase (\$30 per quarter), a \$20 per month increase (\$60 per quarter).

The BOD voted to approve a \$10 per month increase in order to cover an \$836 deficit and additional \$1,000 for pool supplies and provide \$7,044 in contingency funds as the fire monitoring contract is up in June and water, sewer, and electric rates are due to increase in June.

Stephanie: This was the first increase in HOA fees since 2018. The BOD has done an amazing job trying not to pass on inflation costs to owners. We changed the allocation to the Reserve fund from 12.89% to 10%, as we are permitted to do as per the Master Deed. We must have a balanced budget. We opted for the minimum increase of \$10 per month.

Gary Meise: The Reserve fund is at \$30,000; it should be at \$100,000 after putting in \$15,000 a year for the last 10+ years. Where is the money going? Does trimming palm trees and bushes during off season come out of the Reserve fund?

stated NOT TRUE @ all YEAR. The Reserve account is not touched!

Billy: Palm trees are cut once a ~~week~~—it cost \$35 per tree. The landscaper does two bush cuts per year, spring and fall. The landscapers come once a week during the prime season; during offseason, it's every other week or once a month, depending on the temperature and if the grass is growing. Bush cuts are included in the landscaping budget; palm tree cutting is not.

Gary Meise: What about the sprinkler system?

Billy: The sprinklers run 3 days a week, Monday, Wednesday, and Friday, at midnight at 10 minutes a zone. They will be turned off this month. We turn them on in March/April and off in Oct./Nov., again depending on the weather.

Gary Meise: Builder Flagship gave us \$25,000 in Reserves. Where did that go?

Stephanie: We did not have a balanced budget when Flagship turned it over. We were at a deficit, the BOD had to vote on a new balanced budget. They started us at \$75 per month for HOA fees, which didn't cover our costs.

Lorri Freifeld: Just a note that part of the cost to close in the first ditch/canal came from the Reserve fund as the community opted to do that in order to lower the special assessment for that project.

PROPERTY REPORT/OLD BUSINESS

- Purchased new lounge chairs for the pool.
- Installed a new pool light.
- Pressure washed the pool and deck.
- Rebuilt the shower because the pipes were rotted out.
- Redid the gate entry.
- Bushes were cut twice.
- Replaced mulch with rock at the entrances. That saves money in the long run as we typically spend \$10,000 a year on mulch while the rock does not have to be replaced annually.

Homeowner Q: Can we have rock by the mailboxes in Phase 2? It's just dirt now.

Billy: We looked at sod, but it was done before and washed away. So we will look at rock, depending on cost.

A note on trash cans: Trash cans are supposed to go out Sunday night, not Saturday as per the City of Myrtle Beach. Please be sure to bring them back Monday night or Tuesday morning. I go to GSC Wednesday or Thursday and give out fines if the trash cans are still out by then. The City of MB can confiscate them. One owner on Cassandra gets 12 trash can fines per quarter.

Also I have stickers with the house numbers on for homeowners' gates, so if fire rescue comes, they know which unit is which. I also have them for the trash cans. I will give them to the

homeowners or attach them on myself. If the trash can doesn't have a number, I will confiscate it if it is left out too long as otherwise the City of MB will fine Semper Fi as the property manager.

Homeowner Q: Can we get a dumpster.

Billy: The City of MB won't let us have a dumpster on the land next to the community, and clearly no homeowner wants one next to their house due to the potential for rats, racoons, insects, bad smells, etc.

Stephanie: We tried to buy the land next to us from the city for \$1, but the City of MB ultimately declined, so can't put a dumpster there.

Check the GSC Facebook page and ask if any of your neighbors are at GSC who can bring in your trash can that week if needed.

Billy: I used to pull the cans in, but an owner threatened me when I didn't pull in his trash and gave him a fine. He threatened me with legal action saying I was not being fair.

Chris Booth: I'm Chris, a new owner on Cassandra. What day is trash picked up?

Billy: Trash picked up early Monday morning.

One other note: I talked to the City of MB about the watershed property next door because they city is not maintaining it and it gets overgrown. So I call them every few months to get them to trim the grass. They won't trim the trees because it cost them money.

DRAINAGE DITCH:

Billy: The BOD has put GSC homeowners on notice about an upcoming special assessment to deal with the drainage ditch, where the land is being eroded away; the sides are collapsing. When we enclosed the first ditch, the cost was about \$100,000 to do the same for the other one that currently is collapsing; now the cost is \$400,000. The homeowners opted to only enclose the first ditch at the time.

Gary Price did some research and encountered another possible solution that involved a grow mat. But when I talked to the company, the cost was \$400,000, plus \$30,000 for the company to come look at it as they do not have an office or employees in South Carolina.

We currently have three estimates:

\$30,900; special assessment of \$605 (one-time payment)

\$69,300; special assessment of \$1,358.82 (payment over a few months)

\$186,060; special assessment of \$3,600.48 (payment over a few months)

Every other canal in Myrtle Beach is owned by the City of Myrtle Beach, not the HOA. But Builder Flagship refused to grant the easement to MB, so now we are stuck with fixing the ditch.

Stephanie: The BOD previously hired an attorney to research our options and file papers with the City of Myrtle Beach.

Jonathan Dieta: I spoke to the storm wastewater director who said the city was responsible for the wastewater system and thus the canal.

Billy: Please give me her name and number and I will follow up with her.

NEW BUSINESS

- Will add 15-20 feet of rock for each side at the entrances, cost permitting.
- A reminder to homeowners to get units pressure washed in spring.
- Will re-mark the parking spot numbers.
- Mr. Electric will be moving 2 unit 51's electric from the backyard to 10 feet outside of the yard because they can't lock their gate and homeless people are sleeping there, syringes found there. That money will come out of the Reserve fund.
- Upgrading the cameras by the pool. Will happen over the wintertime.

Homeowner Q: Can we make the pool gate stronger/fortify it? It seems to break every year.

Billy: I will get with the fencing company to look at options. Maybe a metal fence?

Homeowner Q: Can we put cameras around the parking lot?

Billy: That costs money. We would need a relay system. We could put camera in the pool area and then have the relay system in order to put them in the parking lots. We'd also need Wi-Fi. Many of the owners already have Ring doorbells—all of Phase I is covered.

Homeowner Q: I'm licensed to do electrical work in SC. Could I move the electric for unit 2025?

Billy: That's great to know! Unfortunately, we already signed the contract with Mr. Electric, but we will definitely keep you in mind for the future.

Homeowner Q: We have new mailboxes in Phase 1. Are the old ones being removed?

Billy: Yes.

Homeowner Q: What about the trash in the grassy area?

Billy: I directed my employee, Chris, to pick it up. Between the homeless people and rundown hotels, it's a challenge to keep up with the trash people keep throwing out there. We will do our best to keep it clean. I appreciate owners telling us and picking up trash when they can.

ELECTIONS

A ballot committee was formed to count ballots for the one open board seat. The committee consisted of homeowners Christopher Booth and Debbie Meise and Semper Fi staff Amanda and Jennifer.

There was one official candidate: Mike Wittman

The count was:

37 votes for Mike Wittman and 2 ballots with no votes

OUTCOME: Mike Wittman was elected to the board for a 3-year term.

Billy: Thanks to Gary Price for serving on the board. He's the only person I know who will drive down to GSC from VA twice a week.

Gary Meise: Thanks to Gary, Stephanie, and Lorri for serving on the board. It's a thankless job.

Was the storm sewer cleaned out?

Billy: Yes, we do so once a year.

Gary Meise: What about the dead plants in the back of our unit? And Debbie never got her rose bushes.

Billy: I will talk to our landscaper, Carlos.

Robert Ogden: The tree next to my house is overgrown and leaves keep falling into my gutters. Is there anything that can be done about that?

Billy: Let me go look at it. The City of MB owns that land, but if leaves are falling into your gutter, we can have the trees trimmed.

Jeanmarie: Are the homes treated by pest control?

Billy: GSC has a termite control bond. But each unit is responsible to treat for pests/insects on their own. We spray weed killer on the plants.

Chris Booth: There's a bunch of dirt at the end of Cassandra. It's just dirt and not worth cutting it. Can we put sod there or just tell the landscaper not cut it?

Billy: I have it in my notes to talk to the landscaper.

Feng Did not Attend.

~~Feng Song~~: Can we go over the policy around trailers? We reject potential Airb'nb guests for having a trailer.

Billy: You are allowed to have a trailer as long as you put something under the tongue so as not to damage the parking lot. The trailer has to fit in the parking spot and you can't pull it so far back that it's on the sidewalk. The trailer counts as one of your vehicles. If the owner tells me, I'll put a yellow wristband on a motorcycle. During bike week, guests can park a trailer in my office lot for \$50; other times, it's free.

Stephanie: Happy Veteran's Day to those who served. Thanks for your service. This meeting is adjourned at 10:57 a.m.

EXECUTIVE SESSION

Stephanie Hollywood: Executive session called to order at 11:02 a.m. to determine BOD positions.

The board decided that:

Stephanie Hollywood remains president and Lorri Freifeld remains secretary. Mike Wittman takes on the treasurer position.

BOD members exchanged cell phone numbers.