# GULF STREAM COTTAGES HOA

Fax (843) 315.1758
gulfstreamhoa@gmail.com

**2025 Annual Owners Meeting**
Saturday, November 8, 2025
10AM
Office of Semper Fi Property Management, LLC
1756 Hwy 501
Myrtle Beach, SC. 29577
or Conference Call Information
Dial: 667.770.1400
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, 2026 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 Mike Witman, treasurer.

Billy Rivera, owner of property management firm Semper Fi, was present for the meeting. He introduced company accountant Michelle Gotham (community manager) and Jennifer Richardson (bookkeeper), who were also present at the meeting.

Owners calling into the meeting via phone were:
Cheryl Gainey

Lorri Freifeld
Sheng Li
Janice Ogden
Tiffany & Brian Caruso

Attending the meeting in-person were: Melissa Dieda, Ray Zulauf, Gary and Debbie Meise, Bobby Eggleston, and Stephanie Hollywood.

Billy ascertained that 23 owners were either attending the meeting in person, on the phone, or had sent in their proxies. The quorum was **not** met (26 were needed). According to article 3.7 of the Master Deed, the meeting could either be canceled or the board could choose to close the meeting and reconvene a minute later. The board voted to close the meeting and reconvene.

Stephanie closed the meeting at 10:03 a.m. and called the meeting to reopen at 10:05 a.m.

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 this morning were:
Operating: $59,140
Reserve: $38,955
$350 was received in late fees and $510 was received in fees for cars towed.
An additional $675 was collected in fines, primarily trash can violations.

Homeowner Aaron Caserta noted that they pay their HOA fees in full every year (instead of quarterly) but have gotten late payment notices. Billy said he would check into it.

**Collections:** No one is in collections now. Two owners are due to go into collections in the fourth quarter. Homeowners are encouraged to check the app folio to see when payments are due and if any are late. Semper Fi will waive fees as a one-time courtesy.

**2026 Budget:** The board is working on the 2026 budget—they are waiting for some items to come in from insurance and utilities. By law, the budget has to be to provided to the community by Dec. 1, but it will be out sooner. It will be posted online.

**PROPERTY REPORT/OLD BUSINESS**
**Landscaping:**
- The bushes were trimmed 2-3 times this year. Billy noted that he has received compliments from owners about the landscaping.
- New sod was installed in Phase 1 on both sides of 20th Ave. The landscapers dug down 6-8 inches and placed topsoil, installed sod, and fixed the irrigation system.

- Trees were trimmed back on the 20th Ave side, by 300 and 304 Snorkel Way. (*NOTE: A homeowner mentioned they called the City of MB to have them trim by 301 Snorkel Way.)*
- Weed and feed has either been put down or is in the process of being put down now.

**Janice Ogden** We have a tree hanging over our property.

**Billy:** We are addressing that (see New Business).

**Ditch:**

- The contractor graded to a certain degree, killed all the weeds and vegetation, installed black matting, and put the rock down.

**Billy:** I think the contractor did a great job.

**Bobby Eggleston:** Why doesn't the rip rap go all the way down the culvert?

**Billy:** The homeowners didn't want to pay for it. Back in the day, we could have had the whole ditch filled in for $110,000, but the homeowners didn't want to do it. It now would cost more than $450,000 to fill it in. To put rip rap to the end, it would have cost $100,000-$150,000.

**Stephanie:** Sometimes it's better in the long run to pay the money up front. This was a hard lesson.

**Homeowner:** Will the rocks shift or the bank erode?

**Billy:** I asked the contractor how long it it could be before it starts to shift. In a good case scenario, it will last 10 years. But sometime down the road, we will have to do it again. Chris and I look at it every few weeks. We haven't seen anything shift yet.

**Steph:** The original embankment pitch was too steep.

**Billy:** We put rocks in front of the tunnels to slow the water a bit. A lot of the new owners who bought here last year called me with questions. It's good people care.

**Homeowner:** Thanks for getting rid of that tree that was ready to come down on our property.

**Billy:** We had no choice. Part of the roots were eroding the embankment.

**Other maintenance:**

- Replaced the backflow pipe in front of 300 Snorkel Way.
- Cleaned out street drains throughout the common area. Will do so again in November. Semper Fi has to hook up a chain to the truck to pull the cover off and someone has to go down inside there to clean.

- Moved the electrical panel boxes by 250, 251, 259. The work was done by Mr. Electric. Mike Witman can close his gate now.
- New cameras were installed at the pool house.
- Sidewalks and pool house were pressure washed.

**Reminders for homeowners:**

- The areas between the units are a nightmare—guests throw trash there. Please have your cleaners pick up after guests. Kids throw rocks onto the sidewalks and in the parking lot. The Semper Fi team picks up the rocks all the time. It will have to write violations to homeowners if this continues.
- Clean out your trash cans—they produce very unpleasant odors that can ruin the GSC experience for homeowners and guests, especially around the pool.
- Clean the discharge "snot" (mildew) from your AC units and be sure to maintenance AC units once a year.
- You can have grills (charcoal or propane) but you must ensure proper safety procedures are used. At Hannah Young's unit last year, the grill was so hot, it melted the fascia and window on her unit. Do NOT pour charcoal into common areas. This happened a lot between Gary Price's old house and 350 Snorkel Way. Semper Fi will pick it up but will charge a $75 fee for it. Get a bin. (*As Stephanie noted, "We saw what happened in Carolina Forest twice. God forbid, a guest dumps hot charcoal, you could burn down the whole neighborhood.")*
- Carefully check your cleaning company's insurance and license. Last year Semper Fi started asking for cleaning companies' business license and insurance. After further review, it started seeing differences in names on business licenses and insurance. One company is hiring homeless people to clean—they are showing up with trailers pulled by their bikes. One opened his car and urinated next to it. We have a lot of good cleaning companies, but not that one. *(Stephanie noted: We have children in the pool and around the community. A grown man urinating in the parking lot is NOT acceptable.)*
- The gate lock behind Snorkel Way keeps getting broken (or left open) by people taking out the trash/cleaning companies. If this continues, Semper Fi will close it off, and homeowners/cleaning companies will have to walk their trash cans to 20th Ave or Yaupon. The landscapers will clean up that area as it continually fills with trash.
- Homeowners need to include a notice about the parking passes in their guest welcome check-in packets. One homeowner noted that he posted a reminder notice on the back of his front door.
- Pressure wash your houses and fences. Check your downspouts and gutters. Sometimes the elbows get blown off. It just takes a light tap screw. This is important so you don't have erosion to your foundation and the common areas.

**Billy:** It was a great summer, but not as busy as previous ones. Rentals were down 30%. We only had to tow 2 vehicles. One had VA tags on it, then NC tags, then PA tags, and then we caught onto it. We did send e-mails that we walked the parking lots and at one point saw 13 cars without passes.

**Safety:**

The police were only called once. There was a break-in and then a squatter at 313 Sailors Ct. Billy urged homeowners to get a Ring Doorbell and set their house alarm between guest stays.

**Homeowner:** Are cameras at the pool recording 24/7?

**Billy:** Yes. And I'll be getting access to the cameras on my phone. We tried to get one looking as far as Gary Meise's house and one looking at Stephanie's house. Aaron Caserta's camera covers most of the property.

**Gary:** Can someone install a Ring Doorbell for us?

**Billy:** If you buy it, we will install it for a $75 service fee.

**Shutoff valve:**
**Homeowner:** When people go out Yaupon to the beach, they go past a shutoff valve, where there's just stone and a screen cover at 310 Sailors. It leaked last year. Is there a way for us to shut off the fire suppression system? Our insurance company asked about that.

**Billy:** No, you can't shut it off. You are 24/7 fire monitored.

**NEW BUSINESS**

- The 2025 audit is funded. It will take 90-120 days and Semper Fi will get the results out to homeowners.
- Semper Fi will renumber parking spaces and look at the lines to see if they need to be repainted, as well. Don't double number spaces. Every owner gets 1 number space and 1 blank space. If someone violates that rule, Semper Fi will take one spot away.
- Additional rocks will be at the entrances, 10-15 feet each way. 301 by the tree will get rocks, as well as the entrances at Sailors Court.
- More tree trimming will be done. Trees at 360 and 324 need major trimming. Between 370 and 374 Snorkel, a tree will be removed as the roots are coming up and will start growing into foundations. The area will be resodded.
- The alleyway will be cleaned up behind Snorkel Way.
- More rock will be added to the retention pond by the pool. This year, only bare-bones maintenance was done because of the ditch project, but next year more can be done.

**Debbie Meise:** Can the oak trees behind the alleyway at Snorkel Way be trimmed?

**Stephanie:** They are not our trees.

**Billy:** We can only trim what's hanging over onto our property. We will go to the Whales and see if they will cut them.

**Gary Meise:** We're down from 10 of the blue chairs to 6 in the pool area. Can we get a few more?

**Homeowner:** I don't think we have room for 10.

**Billy:** You can't overload the space. We can get 2 more. The fabric chairs only lasted 2 years.

**Mike Witman:** Can we put down rocks in between the units?

**Billy:** You'll need to submit an ARC request (Architectural Review Committee form) to install rocks, sod, etc. It needs to be approved by the board. On each side where your AC is, the homeowners on both sides have to agree on the installation.

**Homewner:** Just wanted to let you know there is a hole in the men's restroom wall.

**Billy:** We will check it out and fix it.

**ELECTIONS:**
1 open board seat this year for a 3-year term. Only 1 person, Stephanie Hollywood, ran for that seat this year.

Billy opened the floor and asked if anyone wanted to nominate someone from the floor. No one did.

Debbie Meise was named chairperson to count the ballots. Ray Zulauf was the assistant.

**Billy:** Stephanie was on the board before I got here. She was on for 1-2 years, then she came off. Then she came back. Apparently, people are happy with her handling of the position and her leadership. The seat she is running for is a 3-year term. We staggered the terms, so we are not constantly changing every board position each year. I ask people every year to join the board. They all say, "I'm OK right now, but if you need me, I will run."

By unanimous decision, Stephanie won the seat. Lorri Freifeld's seat will be up next year.

**QUESTIONS:**
**Debbie Meise:** Is the 2026 budget available?

**Billy:** No, the board is waiting for insurance items. GSC is switching insurance companies from Global Risk (they were bought and rates went up a lot) to a company in Charleston. All their agents left.

**Homeowner:** I have another insurance company: Perry.

**Billy:** I got quotes from them. It's thousands of dollars cheaper, but it's not the same coverage. They have an 8% deductible, while our is 3-4%. All of these companies use the same underwriters.

**Stephanie:** The budget has to be out to owners by Dec. 1. We usually try to have it done and approved by this meeting, but it's not required.

**Gary Meise:** Are HOA fees going up?

**Billy:** We don't think so.

**Gary Meise:** What about the reserve?

**Billy:** GSC has a weak reserve. You'd have to raise dues to build that up. Your dues will probably need to go up in a year or two to match the economy.

**Stephanie:** We went 5 years without an increase. We kept it at bay as long as we could. We can't operate at a deficit.

**Homeowner:** Our HOA fees are one of the lowest I've experienced. Some dues at Market Commons are $210-$215 a month.

**Billy:** We appreciate your confidence in myself and the BOD.

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

**EXECUTIVE SESSION**
Stephanie Hollywood called the Executive Session to order at 11:03 a.m. The board voted to keep the positions the same:

President Stephanie Hollywood
Treasurer Mike Witman
Secretary Lorri Freifeld

Lorri Freifeld made a motion to approve. Mike Witman seconded it. All voted Aye. Stephanie closed the session closed at 11:04 a.m.