



**06 February 2026**

**Dear GSC Community:**

**We hope you are staying warm after the recent snow and arctic blast!**

**The GSC Board of Directors would like to share a community update with you.**

**It recently was brought to the GSC Board of Directors' attention that the GSC Master Deed does not reflect two changes that had been voted on by the GSC community previously.**

**The first is changing Board of Director seat terms from one-year to tiered terms. The tiered board seat terms were previously voted on and approved by the overall community during the Annual Meeting that took place November 9, 2019. That vote was documented in the Annual Meeting minutes.**

**As such, the GSC Board of Directors has sent the necessary documentation to the attorney and court for this change to be stamped into the Master Deed. It is currently under review by the court.**

**The other change is the change to make the setting of the Annual Meeting date be up to the GSC Board. The builder, Flagship Construction, arbitrarily chose the May Annual Meeting date when the community was built in 2011-2012 with the understanding that it could be changed once the builder turned over management to a management company hired by the owners. More than a decade ago, under the previous property manager (who was initially chosen and hired by Flagship Construction), the GSC community voted to give the GSC Board the flexibility to choose the month of the Annual Meeting date due to the inability to achieve a quorum on the original May date stated in the Master Deed and homeowners not wanting to give up prime rental time so they could attend the meeting in person and/or not wanting to be at their GSC homes during Bike Week.**

**Due to the tumultuous transition from the previous property management company to the current one (again, more than a decade ago), the change to the Master Deed was not properly filed in the courts. The minimal paperwork turned over by the previous property manager is being reviewed by the court. Should that Master Deed change not be approved, the Board will**

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**PROPERTY MANAGEMENT**

*send out additional communication to have a new community vote on this proposed change. The GSC Board now will do a thorough and updated review of the Master Deed since it dates back to 2011 and will send out further communication about other proposed updates to discuss and vote on by the community.*

*Just a reminder that all homeowners are welcome to request access to review GSC financial documents. However, such requests need to be accompanied by a filled-out and signed copy of the Document Request Form (which can be downloaded from the GSC Website or the AppFolio homeowner portal) and submitted to property management company Semper Fi Property Management. Then an appointment can be made to review the requested documents in*

*Semper Fi's office. This helps Semper Fi to have the requested documents queued up for the meeting and provides a record of the request for the Board and the GSC community.*

*We thank you for the opportunity to continue to serve the GSC community.*

*Regards,*

*The Gulf Stream Cottages Board of Directors*

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