



March 5, 2026

Minutes of the Azalea Lakes Home Owners Association Maintenance & Repairs Meeting

The first maintenance and repairs meeting of the HOA Board of Directors was called and held on Thursday, March 5, 2026 in Semper Fi Property Management headquarters located at 1756 Highway 501 South, Myrtle Beach, SC 29577

Board members in attendance were (as per roll call):

Nikki Ferris, President
Corinne Howard, VP
Jason Wilson, Treasurer
Heather Stevenson, Secretary
Mary Alice Conrad, Director

Semper Fi personnel in attendance were:

Billy Rivera, CPO, NP
Michele Gotham, Admin. Assistant

HOA members in attendance were:

Virginia Binder

Mr. Rivera announced that a quorum was met and the meeting was called to order by HOA president Nikki Ferris at 4:05pm

Mr. Rivera stated that he had received a call from ex-Board member LeVar Curry to confirm his resignation from the HOA Board. Mr. Curry had been informed, via a letter, in December, 2025, that he had not met the requirements for Board membership.

Mr. Rivera stated that collections efforts for delinquent owners are continuing and have been fruitful.

Mr. Rivera received a communication from a resident complaining that the bike rack that was next to the outdoor pool had been removed without informing the residents. Mr. Rivera explained to the resident that the bike rack was donated by a previous resident and had been removed by them when they moved. Also, Mr. Rivera explained that bike racks violated the Master Deed, which prohibits the storage of personal property on common grounds. This resident had been cited for storing his bike on his balcony. It was decided, in a motion by

president Nikki Ferris, that the BOD would allow bikes to be stored on residents' patios. This motion was seconded by Corinne Howard.

Mr. Rivera went over repairs currently in progress and those that have been completed, among these:

The repair of the concrete sidewalk in front of building 6 (3931 Gladiola) has been completed and work is scheduled to be completed on all other damaged concrete. Landscaping firm ZIPS will be responsible for this job.

Repairs to the walkways in front of buildings 1-6 is scheduled to begin as soon as the weather warms up.

Gutters on building 1 (3911 Gladiola) have been repaired. However, president Nikki Ferris noted that the gutters still looked as though they were sagging. Mr. Rivera will look into that with the contractor.

The roof on the indoor pool has been replaced and a new fan installed. The gate on the outdoor pool has been repaired. Estimates have been received to replace the lights on the outdoor pool. Additionally, Mr. Rivera has received quotes on new patio furniture. For 6 new chaise lounges, the best quote, so far, was \$1100. He is continuing to receive more quotes.

All stairway handrails are being inspected and repaired.

Mr. Rivera's maintenance staff are working on posting additional speed limit signs in the interior of the parking lot.

It was suggested by Mr. Rivera that missing speed bumps could be replaced by asphalt ones. They would be permanent. It was agreed upon by the BOD that we would use these but only for the missing speed bumps.

Secretary Heather Stevenson requested that the street signs at the main entrance, specifically the "Forsythia" and "Gladiola" signs be replaced as they are too faded to be legible. Mr. Rivera will look into the County or his own staff to make them more visible. His staff is also working on fixing and painting the existing grills.

There is one gym exercise machine in need of repair. The company that supplies the machines is on site for repairs every 2 months. This machine will be repaired when they are on site. It was also noted that the interior of the gym could use a new coat of paint. Mr. Rivera will look into this as well as re-painting the exterior siding, especially at the main entrance.

Repairs to buildings:

Mr. Rivera has received quotes on work to be done on painting the individual unit doors and exteriors. The quote from HeroHomePro is \$32,130 for doors only and \$123,000 for all exteriors. There are two other companies, Jilcon and Alpha Construction that he is waiting for quotes from. Nikki Ferris mentioned that repairs to the siding, columns and other wood fixtures would have to be made first. It was pointed out that all "common" structures, that is, structures not used exclusively by owners, would fall into the category of those needing and eligible for repairs.

The Landscaping Committee, namely, VP Corinne Howard, president Nikki Ferris and director Mary Alice Conrad, will be meeting with Mr. Rivera on Thursday, March 12 at 1pm, on site, to review the work necessary to fix the drainage issues behind buildings 15 & 16 (3973 and 3979 Forsythia).

Other Issues:

There have been several complaints regarding mail delivery. Residents must contact the post office directly to complain.

Mr. Rivera stated that there were bulk mailboxes that could be used for packages. This would have to be investigated further with the post office.

There was a suggestion regarding the lack of information regarding which residents are owners and which are tenants. It was proposed that the Master Deed be amended to give owners more control over rentals. Specifically, that renters would have to be approved by the HOA Board before a lease could be signed.

The Board discussed a venue for open owners' meetings— not specifically HOA meetings. There is a limit, by order of the Fire Marshall of less than two dozen in the gym. Some think we could try to use, as done previously, the gym parking lot.

Mr. Rivera suggested a development "newsletter" to be emailed for those not able to attend meetings.

Treasurer Jason Wilson requested a report from the pest control company of units whose owners have refused spraying and/or those who have not given keys to Semper Fi Management, as required by our Master Deed.

The meeting was adjourned by president Nikki Ferris at 5:10pm.