



January 15, 2026

Minutes of the Azalea Lakes Home Owners Association Quarterly Meeting

The first quarterly meeting of the newly elected Board of Directors was called and held on Thursday, January 15, 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, Treas.
Heather Stevenson, Secretary
Mary Alice Conrad, Director at large

Semper Fi personnel in attendance were:

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

HOA members in attendance were:

Virginia Binder
Lori Shaw

Mr. Rivera announced that a quorum was met and the meeting was called to order by HOA president Nikki Ferris at 3:05pm

Billy Rivera gave an accounting of HOA bank balances as of November 28, 2025:

\$226,527.88 – Operating accounting
\$700,009.29 – Reserve accounting

Mr. Rivera told the Board members that he had transferred \$100,000 from the operating account to the reserve account in compliance with the HOA's tax strategy. He also indicated that the HOA should increase the amount in the reserve account.

Treasurer Jason Wilson inquired as to when his financial reports would be available from the HOA's CPA, N. Diaz and was informed he would have them shortly.

Mr. Rivera gave an accounting of collection efforts as such:

\$3,300 – Late fees
\$ 175 – Additional pool passes issued
\$ 425 – Additional parking passes issued
\$4,625 – Fines collected
\$ 659 – fines owed

\$ 784 was miscellaneous income

Outstanding delinquencies are:

60-90 days - \$ 2100

90+ days - \$46,000 Of this figure, two owners represent \$35,000 and both are in bankruptcy

OLD BUSINESS

Treasurer Jason Wilson inquired as to what insurance payments had been made and was told by Mr. Rivera that that information was not available as yet.

It was noted by president Nikki Ferris and acknowledged by Mr. Rivera that previously contracted work to replace the roof of the indoor pool had been started by the contractor without informing our property management team. Also, in violation of the contract, the pool was not covered and so was filled with debris from the roofing work. Mr. Rivera will speak to the contractor about a clean up. Additionally, the roof now has an overhang too long to accommodate the gutters to be installed upon completion. Again, Mr. Rivera will speak to the contractor to correct this error.

NEW BUSINESS

Flooring for the walkways on buildings 1-6 will be done in 2-4 building increments. The material to be used will be the same that was used on building 7, in 2025.

The Landscape committee has reviewed the work done by ZIP Landscaping this month and have approved the work done so far. Dead shrubs and trees have been removed, hedges have been trimmed and healthy trees/shrubs have been pruned, including the many Crepe Myrtles.

At Jason Wilson's request, Mr. Rivera has obtained, and is still working on obtaining, some quotes on work to be done on repairing the sidewalks, painting and repairing of the wood, columns and handrails as well as new pool furniture.

We are waiting for an estimate from ZIP to fix the drainage problems behind buildings 13-15 on Forsythia.

Mr. Wilson also reminded Mr. Rivera that new contracts were needed for both Semper Fi and our cleaning company.

The meeting was adjourned by president Nikki Ferris at 4:13pm.