



May 21, 2026

Minutes of the Azalea Lakes Homeowners' Association Board of Directors meeting – Executive Session

An executive session of the Azalea Lakes Homeowners' Association Board of Directors was held on Thursday, May 21st, 2026 in the offices of Semper Fi Property Management Services, located at 1756 Highway 501 South, Myrtle Beach, SC 29577. This meeting was called to order by President Nikki Ferris at 3:00pm.

After a roll call, the members of the Board of Directors in attendance were:

Nikki Ferris, President
Corinne Howard, VP
Jason Wilson, Treasurer
Heather Stevenson, Secretary

Semper Fi staff members in attendance were:

Billy Rivera, CPO, NP

The purpose of this meeting was to review the current Azalea Lakes HOA Rules and Regulations, the association's Master Deed and to procure a replacement for a non-functioning universal gym in the Fitness Center.

The first issue regarding the Rules and Regulations concerned the maximum number of people allowed in any unit at a given time. This was of major concern to owners living on site because of the lack of scrutiny by owners renting their units out via the Air BnB program and also short-term rentals. It was decided that Azalea Lakes would follow the South Carolina law, limiting occupancy and not impose our own.

The second item on the agenda was the issue of obstruction on walkways by owners' personal furniture, decorations, etc. It was decided that the original wording in the Rules and Regs would continue to suffice. Jason Wilson had questions regarding decorations on door jambs, It was decided that these did not violate that rule.

The third issue concerned storage of personal property, especially (but not limited to) bicycles on balconies and on common areas. It was decided that Mr. Rivera would purchase bike racks to be positioned throughout the parking lot in areas that would take up the least number of parking spaces. The bike racks would be a distance from Azalea Lakes Blvd to impede theft and would have spaces for 10 bikes.

On the issue of non-Azalea Lakes residents and cleaning companies clearing out rented units using Azalea Lakes dumpsters, it was decided that violation notices would be issued and fines would be levied against such persons. We also discussed the problem of all persons, owners included, placing trash outside the dumpsters when the dumpster is full. Residents are required to locate a dumpster that has room for more – these are always available. Violators will be fined if the trash has any information identifying the culprit.

The issue of pets was tabled pending review of the Master Deed regarding this.

It was decided to leave the current rule regarding fishing in the Gladiola pond intact. Any owner has the right to demand any persons caught violating that rule to leave. They may also call the Horry County Police if a situation to remove violators warrants it.

Other rules left in place are those concerning parking of one vehicle in front of a building and a second in back and pool rules, as stated in signs in the pool areas.

A new fine schedule was created:

- First violation: a warning letter shall be issued, giving the violator 14 to correct.
- Second notice: a fine of \$100 shall be levied against the owner, giving that owner 14 days to correct.
- Third notice: an additional fine of \$175 shall be levied, giving the owner 5 days to correct.

On-going (same) violations shall have a fine of an additional \$20 per day after the aforementioned third notice until the violation is corrected. The Board of Directors shall also have the right to suspend amenities usage until the violation is corrected.

Architectural (modification) reviews violations were addressed. Violators would be given an immediate “cease and desist” order to stop projects. If the owner refuses to comply, a fine of \$300 will be imposed and legal action may be taken.

Regarding bulk cable TV, paid by HOA dues, Mr. Rivera is looking into alternatives to that amenity.

Additionally, concerning amendments to the Master Deed. It was agreed that, the rule in Chapter 30, second paragraph [page 28 of the Master Deed], where it is stipulated that only amendments agreed upon by 67% of all owners shall pass, was a serious obstacle to any improvement or updating of the Master Deed. As elected representatives of the owners, we will begin a campaign to encourage owners to pass an amendment to the Master Deed, changing that necessary percentage (67%) of owners to a more reasonable 51%. A letter, composed by the HOA Board and approved by Semper Fi shall be mailed to all owners prior to a vote on this matter.

Finally, it was unanimously agreed that the universal gym equipment advertised by Quality Fitness Equipment Sales and Service LLC namely, the Body Solid 2 Stack Multigym, shall be purchased for the advertised price of \$5,880.00. This is new equipment and will come with a warranty (as opposed to used equipment without such warranty or guarantee).

The meeting was adjourned at 4:14pm by president Nikki Ferris.