



**November 8, 2023**

**Quail Marsh HPR**

**2023 Annual Owner's Meeting**

- 1. Called to order at 6:05 PM by the BOD President**  
**Roll call of the BOD and Management**  
**Board of Directors:**  
**Brandon Miller, President**  
**Kelly Kancso, Treasurer**  
**Not present for the BOD Lheiner Roberts**  
**Semper Fi Property Management, LLC**  
**Billy Rivera, Owner's Rep and Operations**  
**Ronald Petone, Accountant & Property Manager in Charge**
- 2. Quorum was met with the BOD and ownership either via proxy of in person.**
- 3. Financial Reports: The BOD discussed that the Management and the BOD were finalizing the 2024 budget. Informed owners that the Insurance line item would be removed do to the cost of Premiums being raised from 30%-80% in price if not higher. A few owners were confused about this. Billy, SFPM, explained due to the rising cost of insurance premiums and not knowing what the renewal cost will be. It is impossible to do a balanced budget. So, most HOA's are removing the line item and replacing with an Annual Insurance Assessment. Once the Premium is known the cost will be divided among all owners. A payment plan will be set in place prior to notification to owners. A review of the Balance Sheet, Budget vs. Actuals year to date**



and monthly was completed with no questions from the ownership.

**4. AR & Collections:** At this time no units are in collections. Nine letters were just sent to owners concerning their accounts and past due amounts.

**5. Maintenance & Management Reports:**

Front sign was replaced due to a car accident.

Numerous steps and stringers were replaced due to wood rot.

Replace misc. pool signage.

Filled in misc. pot holes.

Painted yellow speed bumps and curbing.

Dailey removing renters' furniture from common areas.

Repaired 7 broken areas to the fence line.

Replace all light bulbs with LED bulbs.

Need to replace a few broken fixtures.

Camera system around pools working well.

Camera system around main gate area working well.

**Security:** Elite Security Company provide security 7 days a week and 365 days a year. Security is onsite from 8PM-4PM.

**Towing:** Quality Towing is the company that does the towing at QM. Signs are posted per the City of Myrtle Beach Ordinance. As a reminder ALL vehicles on the HOA property must display a parking decal or they may be towed.

The BOD approved the 3<sup>rd</sup> Quarter minutes.

Irrigation for the front entry ok at this time.



**The palm trees will be cut back in the spring.**

**The bushes get trimmed twice a year by the landscaper.**

**Landscaper is doing a good job, with a few complaints.**

**ARS completed a major water leak repair behind the D buildings on the roadway.**

**Owners need to help with their rental units. A few units have gas operated items and store paint and other construction items on the porches and decks. This is not permitted. Owner's may be fined.**

#### **6. Old Business:**

**The Board of Directors asked about the loan with TD Bank that they approved in the 3<sup>rd</sup> Qtr. BOD meeting. Billy informed them that he is working with TD Bank at this time. Sending a lot of documents, etc.**

**A few owners wanted to hear about the loan. The BOD & SFPM noted a lot of repairs to the HPR due to neglect and lack of attention from previous management and BOD. The BOD sought out estimates for repairs and paving to the parking lot and streets. Painting of all buildings and wood repair to all buildings. Also, installation of new gutter and downspouts. The BOD President made a motion again to approve the project of repairs and the loan with TD Bank so owners would see this motion. It was second by Kelly Kancso. Again, the motion was approved. All owners also clapped and approved.**

**The BOD asked to get estimates on concrete repairs to misc. areas of the sidewalks.**



**The BOD asked SFPM to get a price on an Appraisal of the property to assist with insurance premiums.**

**The BOD asked for a price for a Reserve Study.**

**A few owners asked for additional cameras around the property and the BOD will look into the cost.**

**Complete Pest Control Management was terminated from doing the Pest Service and Dodson's Pest Control was hired.**

**7. Elections:**

**After counting of the Proxies and Ballots:**

**Kelly Kancso received 36 votes**

**Angela Moss received 22 votes**

**Kelly Kancso won reelection for the BOD.**

**8. Floor was opened for any additional questions from owners.**

**No further comments and or questions.**

**9. Motion to adjourn by BOD President. Second by Kelly Kancso.**

**Adjourned at 7:03 PM**