

SEMPER FI



PROPERTY MANAGEMENT

***Quail Marsh HOA
3rd Quarter BOD Meeting
September 30, 2024 at 5 PM***

Called by Brandyn Miller, BOD President at 5:02 PM

Roll Call of the BOD:

B. Miller, President in person

K. Kansco, via telephone

L. Roberts via telephone

Semper Fi Property Management, LLC:

B. Rivera in person

J. Richardson in person

A quorum of the Board of Directors was met.

Financials:

Operations: \$46,152.28 Reserves: \$250,914.71

Collections: One unit in foreclosure vote on by BOD and approved. Brandyn motion to send, Kelly second, all three approved.



Management & Maintenance:

New bike racks

New grills

Old boor chairs will be removed and new purchased

New fence enclosers around all trash dumpsters

Pics were presented of numerous repairs to steps, handrails, siding, decks, etc

French drains installed at D1, D2 and E4

Cleaning of sections A, B, C and D are completed. Cleaning will continue

Painted yellow safety step and curbs

New Pest Control company

Security was discussed about the current company and cameras

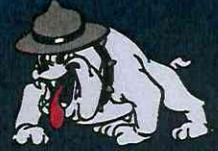
Misc repairs to gutters and down spouts

J1 Student and the City of Myrtle Beach was discussed

Concrete around main pool erosion will be treated

A discussion about building D2 and water intrusion: Billy is looking into this situation with different vendors and will report back to the BOD. A French drain has already been installed around the building and works with normal rain and water flow. Heavy storms water may intrude. Mrs. Roberts stressed her concerns about the water intrusion into her unit. Mr. Miller explained numerous times that it is the owner's responsibility to pay for the water extraction. The HOA insurance will kick in after the damages only reaches the HOA deductible amount. Currently that amount is \$50,000

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Old Business: Waiting on two banks concerning the loan proposals

Updating old estimates and receiving new estimates

It is the owner's responsibility to carry proper insurance on their units (HO6)

Highly suggest renters carry insurance too

2023 Tax Return complete

Waiting on 2023 Audit

New Business:

Annual Meeting set for 12/14/24 at 10 AM

Q4 Meeting set for 11/4/2024 at 5 PM

Adjourned:

Motioned by Miller and second by Kansco

Closed at 5:45 PM