



**Quail Marsh HOA**

**2026 Q2 Minutes**

**April 16, 2026 at 4 PM**

**Held at Semper Fi Property Management, LLC**

- 1. Called at 4:05 PM by Luke Novella, President**
- 2. Roll Call of Board of Directors and Management Team**
  - a. Luke Novella, President**
  - b. Marina Schlike, Treasurer**
  - c. Jackie McMillian, Secretary**
  - d. Kelly Kancso, VP via conference call**
  - e. Billy Rivera, Semper Fi Property Management Owner's Rep & Operations**
- 3. Quorum: Yes**
- 4. Financial % Collections Reports:**
  - a. Operations balance \$53,835.35**
  - b. Reserve balance \$207,100.51**

**Additional income year to date:**

- a. Late fees \$1080**
- b. Parking passes \$275**
- c. Violation fines \$650**

**Collections update:**

- a. Tier I= 12 owners**
- b. Tier II=1 owner**

**Assessment information: Insurance assessment information has been sent out to owners via AppFolio and posted to the website. Total due per unit is \$893.36. Payment terms included with information.**

- 5. Management, Maintenance & Old Business:**
  - a. Unit B2 repairs have been completed and approved by the City of Myrtle Beach.**
  - b. New flowers planted at entry way. Irrigation turned on.**
  - c. Wood edging has been replaced at numerous areas around the property. More to come.**
  - d. Paving & seal coating have been completed.**
  - e. Paint committee will meet shortly. Members are: Angela Moss, Marina Schlike & Billy Rivera**
  - f. Fence areas some have been repaired other areas have been removed. Receiving estimates for repairs to more damage's areas and open areas.**
  - g. SFPM working with bank to update BOD on a possible small loan.**



- h. Front pool is open.*
- i. Rear pool is closed due to possible leak.*
- j. Both pools have update pool furniture.*
- k. BOD spoke about the speed bumps a few are big.*
- 6. *New:*
  - a. Looking at a time frame to give owners about replacing all windows to white.*
  - b. Specs of windows will be presented to the BOD by SFPM prior to choosing a date. Numerous owners have already began replacement with guidance of an ARC request via AppFolio. Time frame will be at least two years.*
  - c. Spoke again about the large amount of furniture, mattresses, etc that renters and contractors just dump in the common areas.*
  - d. BOD asked to get estimates on additional cameras to cover the HOA.*
  - e. Rules and Regs will be review and updated along with fines.*
  - f. BOD asked Billy to send out another email blast about dumping.*
- 7. *Adjourned at 4:51 by BOD President Luke Novella*

**Minutes taken by:**

**Billy Rivera, CPO, NP**  
**Owners Rep & Operations**  
**Semper FI Property Management, LLC**