

Harborview POA  
2026 Annual Meeting  
March 28, 2026, 10:00 AM  
Robert Reed Rec Center

**1) Call to Order** – Saturday, March 28, 2026, 10:09 AM

**2) Roll Call** – Tony Cretella – President, Jerrod Bornman – Vice President, A.J. Baker -  
Secretary, Greg Bensing – Treasurer

**3) Quorum:** BOD – quorum is met  
Owners: quorum is met

#### **4) Financials**

Operations account has \$71,329.91, Reserve Account has \$36,236.12 Investment account  
has \$273,025

Reserve Study indicates we are in good shape

Collections YTD: Made some money on miscellaneous items

- Late fees: \$240
- RFIDs & Parking passes: \$1020
- Pool Fobs: \$40
- Fines: \$585

Reminder: Dues are due 1<sup>st</sup> of month, late on the 20<sup>th</sup>

Collections: 2 tiers. Tier 1 – in house (explanation), Tier 2 - \$505 added, lien on home  
5 homeowners in Tier 1, 1 in Tier 2

Tony: reminder: Clickpay (FSR) is done – residents should have switched over,  
money could have gone there

Billy: ran test with own dues, FSR took his money, they will not talk to him and have  
banned him from their premises

Tax Resolution – if owners vote no, money will be taxed. Yes – will be rolled over

- Billy reads amendment aloud and takes a floor vote. No: 0 people. Yes: seemingly  
every hand is raised, tax resolution passes

Greg: Commends Semper Fi Team for hard work getting on track despite FSR's  
unwillingness to cooperate

- We had accounts receivable from FSR of 27 people who have not paid,  
got that down to 7
- 30 homeowners had some kind of credit due from FSR

- 5-8% delinquency is the norm
- Reserve Fund: sound – no increases needed for dues at this time
- Reserve fund has been invested in 3 accounts with Fidelity
  - 1 year CD, 3 year CD, Money Market Acct
- Surplus coming out of 2025 into 2026 ~\$18,000
  - January: +\$20,000, paid insurance that month
  - February: Looking at about \$12,000
  - FSR did not care about doing the best for us and our money
  - SF has saved us money on all kinds of vendors and contracts
  - Community is sound/solvent

## **5) Committees**

ARC Committee – led by Jerrod Bornman, members of committee named

- most ARCs are done correctly (9/10)
- Semper Fi can help owners out if needed

Safety Committee – led by A.J. Baker, members named

- met 12/18, discussed speeding, wild animals, other safety issues
- Speeding is biggest problem
- Formed a budget to place stop signs around the neighborhood
- Meantime: yellow “Slow down” signs around the neighborhood, they have made a difference
- BOD decided to table stop signs until back gate is functional
  - will help us fully gauge the problem and give us a better idea where signs need to be placed

- Social Committee – BOD will form a social committee, email going out soon

## **6) Management, Maintenance, Old Business**

Back Gate – worked on with TEMS, keep telling us it will be up soon, then it isn’t done

- not happy with their service

Pool – Open year round – SF pressure washed and cleaned it for free

- next year, will get bids

CPO – have a new one – Beach Pools – doing a good job so far

- had leak 2 weeks ago, they took care of it

FSR transition has been a nightmare, still is

- Billy only received a single folder from them
  - No ARCs, no financials
- Greg worked with Jennifer (SF), got everything balanced out

Phase 3 Roads – County is not happy with the job that was done

- Beazer is responsible
- Horry County holds a bond (\$5 million) they may not release it

Tony: FSR left us with no funds. Semper Fi loaned us money until FSR released the funds

- Until 1<sup>st</sup> week of January until they were finally released

Clubhouse Rentals: Form on Appfolio to rent

- Cleaning supplies are provided
- Must leave as found
- Does not reserve pool
- Glass bottles permitted in house, not at pool

Tony: Review of BOD accomplishments (reads several items off list)

Gates, Call box names entered, vendor codes issued (Amazon is a problem), ARC fee & clubhouse fee eliminated, Christmas Party & decs, new contracts, savings from FSR handicap ramps, refrigerator, front gate (Yelp system), will be moving to click to pay system, & staking gates (saving \$1600 per storm) all mentioned

## **7) New Business**

Cameras – going to be placed at gates with LPR (License Plate Readers)

## **8) Questions From Owners**

Cardell Greene (1268 Safe Haven)

Q: Standard water in back of homes, trying to get it fixed, county has not signed off.

A: Is a county issue, tied to \$5 million bond, county has to get on top of Beazer for this

Morris Davis (824 Gammon)

Q: Turnaround time for Appfolio – says he hadn't paid HOA in months, but his checks say otherwise, also had a credit from FSR, they don't talk to him

A: Billy will get an answer for him (contact number provided)

Joe Scaturro (1099 Safe Haven)

Acknowledged BOD accomplishments, level of what we dealt with from FSR

Q: Posts (bollards) installed in walkways – How did BOD confirm they were able to install?

Legally ok? Who verified?

A: We didn't verify

Q: Who installed them?

A: We did

Q: Did you call 811 prior to installing?

A: No

Joe: Claims sidewalks are not ADA compliant, National Fair Housing Assn will be sending a letter this week

Q: Who pays for concrete to be repaired? (Turns around to crowd, claims they do)

Claims we could not do this

Q: Tony, are you now employed by Semper Fi?

A: I am.

Q: Conflict? On Board to select Semper Fi and now employed?

A: (Billy): Not conflict of interest. Billy talked to his attorney, Tony talked to his, they both talked to HOA attorney. Not one person on BOD hired Semper Fi, Beazer did. Select Committee interviewed him, 3 owners in phase 3 he never met before interviewed him, 2 on BOD did not interview him. BOD was not established then. No conflict. If they want to pursue, they can have their attorney contact his. Billy asks what the conflict is.

Joe: Perception is reality. Gray area.

Tony: What is the conflict?

Joe: When Billy's term is up (3 yrs), and Tony is still president, you have a vote

Tony: I won't be. 2 years, not 5 as Joe thought. What is the conflict?

Joe: I think it's weird. Doesn't sit right.

Tony: Again questions what the conflict is. Has no financial stake in Semper Fi. SF does not bid on contracts he's involved with, he does no work in Harborview, no political involvement. He basically changes light bulbs and fixes faucets at Semper Fi's 16 other properties. Questions why people care what he does in retired personal life. Comical to think something nefarious is going on with him doing maintenance work

Audience: why weren't we told?

Jerrod: His employment means nothing to his position as president

Joe: Ongoing feeling that things aren't being disclosed.

Tony: What are the parameters of notification the BOD should go through?

Joe: Last question when it comes to security, John Rogers and I had an officer come and test the gate, you guys then filed a complaint with Horry County that we were testing the gate, why?

Ed Cayer: Did you get permission from all of us to check the gate? Ed then outlined ways to be more neighborly. Ask questions with respect and don't try to rile people up. We won't always agree on everything. (Grumblings from a non-homeowner)

Richard DeAngelis (1312 Safe Haven)

Q: Gate in back BOD made decision to table (temporarily). Questions transparency. Mentions perspective. Mentions Facebook page and person running it from back. Implies BOD stepping over boundaries is putting community in jeopardy. Gate is biggest problem from a safety perspective.

A: We have no control over that; we are as upset they are not in yet as you are.

Q: Stop signs – should not wait for gates to be up to put stop signs in. Not coming from BOTW.

A: A good amount is.

Q: Speaks on rules and respect indirectly.

A: Speaking in generalities, what specifically do you want to address.

Richard: Singles out Facebook page and BOD member's involvement in it

Jerrold: No problem – ran FB page for 5 years, that is why Social Media committee was formed

Richard: Bad optics, take name off

Jerrold: Option to close the page (followed by grumblings from crowd in protest) – then it will stay open

Richard: Quotes law implications

Tony: Can he switch who runs it

Billy: Will talk to BOD about FB page, but it is not coming down. It is very informative

Greg: Only reason stop signs have not been implemented yet is because vendor kept pushing back finish date, if we knew it would take this long, we would have done the stop signs earlier

Nelson Putnam (2004 Tiller)

Q: Dumping in woods along Investors Blvd, any way we can address

A: Not our property/jurisdiction

Billy: Where the garbage is – private property. You can reach out to county/code enforcement. We can't touch it under possibility of larceny. More people who call code enforcement the better.

Jeneit Payette (1323 Safe Haven)

Q: Only 4 Board Members at the table, 1 in audience, that was not communicated to the community

A: (Billy) – Just made aware of that this morning, email was supposedly sent that Billy did not receive, long story short – Mel has resigned from the BOD, other 4 members can appoint an owner to serve out remainder of Mel's term

Q: Committees that were formed, several people offered their services and were not chosen, I want to know how those positions were filled without speaking everyone who volunteered, I asked to be on one of them, did not hear back

Billy: I will fall on my sword on that one, I did not get back to people who did not get on. E-mails sent to Semper Fi, sent to BOD to decide. Mentions one application that got misplaced accidentally.

Q: How do you select people for a committee if you don't even speak to them on whether or not they are the right person for the committee. One person is on two of them. Wants a woman on the board (only men ran for BOD)

Jerrold: There is a woman on board, mentions resident on his committee

Jeneit: On Board of Directors.

Billy: You all voted.

Jerrold: Vote by the community.

Jeneit: Weren't given any choices. Back to committee – based on what – no one reached out to her about whether capable of doing that job. How did you pick 4 men and 1 woman? No e-mail follow up. Speaks on transparency, direct communication.

Jerrold: Credentials were sent in. We looked at them and reviewed them, ones we felt best fit were considered.

Jeneit: Look at committees, want better representation of neighborhood.

Billy: Learning experience for new board

Jeneit: You all said you had experience and knew what you were doing

A: None of us said that. Putting words in our mouths. No one said that.

Jeneit: On all of your resumes

A: Again, none of us said that.

Jeneit: Make mistakes, blame it on that

Jerrold: Is there a question?

Jeneit: References time she had compared to Joe Scaturro (9 mins vs. 7.5)

- Final ARC inspections when work is done, who checks if been done properly

Greg: Referring to something done under Beazer/FSR

Tony: Pools & drainage – county does final inspection, regular ARCs – homeowner only, they can pick vendor

Jeneit: Can it be someone in Georgetown County

Billy: As long as they have a license to do work in Horry County

Jeneit: Once request is made and approved, does BOD have further input

Greg: Covenant stated BOD can come out and inspect property if they so desire, generally we're not, we are concerned about elevation grade changes by pools, must be signed off by county, some examples in community that were not done that way – some drainage issues in community

Jeneit: Who do you go to for those?

A: County

Dawn Nelson (879 Gammon)

5<sup>th</sup> meeting of this HOA, this is the first one where we actually got answers to questions. Reminder – these people are volunteering to do a full time job, doing the best they can, been doing it for only 4 months, they have jobs and other things going on – cut them some slack. If you think you can do it better, run next time

Dave Maucher (1276 Safe Haven)

Q: Investors Blvd property between George Bishop and Waterline (ICW LLC), can we get Horry County to look at it, or can we be appointed as agents of the owner, can act as agent to remove trespassers from that area, we are starting to get some influx from woods and higher ground. Can we contact owner and get looked into – notify police and have them ejected from property

Joe Scaturro – volunteers to get info on this, communicate with Billy

Q: Are we maintaining that property?

A: (Tony) Landscape Company mowed it, by accident. Is county property, but we have lease on light posts until 3<sup>rd</sup> quarter of 2027.

Dave: Mentions single light post on during day, communicated for SF to look into that (by lot 157)

Q: How often will we cut backend of phase 3 (border with Arrowhead)

A: Every time landscaping company comes to neighborhood, if not communicate that with us

Dave: gives some more details & elaboration

Billy: Will reach out to county

Dave: Mentions property outside front gate

Greg: Beazer built that road, landowner is responsible for a certain amount of the grass, county responsible for rest

Paul Airey (2200 Leeboard)

Suggestion: any information we can disseminate would be appreciated, you guys don't need my permission – you were elected to make decisions

Q: Have we considered doing a cost analysis at front gate for resident vs. guest pullup.

Reason – traffic can build up behind guests

A: Other communities have manned gates, which could be very expensive

Paul: Maybe something to consider down the road

Paul: Mentions civility and respect to crowd

Ed Librick (876 Gammon)

Q: Area by front gate – landscaper is cutting weeds, certain weeds cannot be killed and are invasive

A: (Tony) – already put down a pre-emergent to try to stop – has not been addressed last few years by Beazer/FSR. Told them we are not happy, laid out a schedule.

Tracy Maucher (1276 Safe Haven)

Phase 3 circles – are they going to be landscaped?

Tony: Have mockups for those areas from landscaper (among others)

- Difficulties because of no water, trying to go with draught tolerant plants
- All of the grass must come up

Q: Will you consider trees

A: Yes – mockups show some hollies, palm trees, several different things, can send out

Greg: Money in budget for those two islands, will it be enough for what people want, unsure

Tracy: Mentions reserve, can be touched

Greg: Nothing in reserve today to deal with landscaping

Todd Lucciola (816 Gammon)

Q: Gates – key box at back gate – doesn't work

Greg: We're going to have it removed

Tony: Would like to have same setup at back gate as there is at front gate, panel alone is \$13,000, then would need road work, island, involve a special assessment

Billy mentions none of the votes passes, need 2/3, we barely made quorum (92), all null and void, except tax resolution.

- One crowd member asks for a final count on that
- Billy: It looked unanimous

Meeting adjourned at 11:36 AM