

## Riverwalk Townhomes at Arrowhead

### 2025 Annual Meeting

November 17, 2025

1. Called to order by Cindy Mongeon, President at 4:04 p.m. on 11/17/25. Janet Jones, Secretary, in attendance via conference line. Bill Rivera and Michele Gotham representing Semper Fi Property Management LLC were in attendance. Khaled Bukari, Treasurer, was not in attendance.
2. Quorum: Was not met at 11/2/25 meeting where 14 were needed. This meeting 25% or 7 were needed and quorum met with a total of 9 proxies.
3. Financial report as of 10/31/25 was reviewed and approved. Billy did remind us that the reserve amount is weak and will need to be addressed. Operations account balance \$8468, Reserves \$8248, additional income from \$500 late fees, \$525 insurance certification violations. One unit in tier 1 collections and 1 unit in tier 2 (attorney) collections.
4. Management Report/ Maintenance/ Old Business
  - Irrigation has been shut off for winter months and landscaper has done weed/feed. Dumpster abuse continues by community owners/renters as well as those outside the community. Speed bumps and signage were installed. Carolina Cool had to replace a broken pipe in the common area due to tree roots. Expense was \$2250 and board approved to be paid from capital expenditures. An owner filed complaints against the HOA and Billy Rivera of Semper Fi on 2 occasions. Billy paid \$850 personally to defend and the HOA just approved to pay another \$1506 for attorney fees. South Carolina Real Estate Commission found HOA and Billy were not at fault.
  - Billy read an email he sent owners on 11/5/25 in response to slander and key board warriors by some owners in the community. Owners were once again invited to today's meeting and those complaining were not in attendance.
  - One tree was trimmed. The 2026 budget needs to be approved by 12/1/25.
5. New Business - An owner wants a tree planted. Billy indicated that 811 needed to be called to determine if it was feasible. Once approved then a request would be made to the HOA. Form is on the website. Semper Fi is collecting for Toys for Tots.
6. Elections- No owners ran for election. Cindy and Janet will continue on board and David Tomasini accepted the nomination for open position.

Motion to adjourn meeting at 4:27 p.m. made by Tom Leonardo, 2<sup>nd</sup> by Cindy Mongeon.

Minutes prepared by Janet Jones, BOD Secretary