

MINUTES | Cascades HOA Board meeting: 10/23/2024

The annual meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, October 23rd, 2024, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

Board members present: Dennis Buttimore (president), Ryan Robinson (vice president), Kathy Strauss (secretary), Adina Daniels (treasurer), Joey Childress (member-at-large)

Representing SemperFi Property Management: Billy Rivera, Property Manager, Mandy Richotte and Jennifer Richardson.

Call to order:

Firstly Mr. Buttimore asked if everyone had handed in their ballots. Some members replied no, therefore Mr. Buttimore provided time for homeowners to hand in their ballots. A call to order was then declared at 6:33 pm.

Roll call of BOD Members and Property Management Team

Joey Childress (member at large), Ryan Robinson (vice president), Dennis Buttimore (president), Kathy Strauss (secretary), Bill Rivera (Semper Fi Property Management), Jennifer Richardson (Semper Fi Property Management), Mandy Richotte (Semper Fi Property).

Has A Quorum been met?

Bill Rivera stated that a quorum for the BOD has been met. However a quorum that needs to be met with 116 homeowners has not been met. So that being said the owners here present and by proxy may adjourn the meeting to another date and time within 30 days. Mr. Rivera asked Dennis to table this meeting for 5 minutes which is a later date and time and reassemble this meeting. Mr. Rivera asked all homeowners in favor to raise their hands to continue on. Hands were counted. Mr. Rivera then said those opposed raise your hands. Two hands were counted. Bill Rivera therefore adjourned the meeting for 5 minutes. Dennis Buttimore ended the meeting.

Meeting reconvened by Dennis Buttimore at 6:39 pm on Wednesday October 23rd 2024. This meeting required a percentage of 59%. Quorum was not met so Bill Rivera asked the homeowners to adjourn the meeting for 5 minutes. Mr. Rivera asked all homeowners in favor to raise their hands. Hands were counted. Mr. Rivera asked those opposed to raise your hands. Three hands were counted.

Meeting reconvened by Dennis Buttimore at 6:44 pm Wednesday October 23rd 2024. Mr. Buttimore asked if we had met a voting quorum. Bill Rivera said we have 41 votes and we needed 29, therefore we have met quorum. Mr. Buttimore said it was very good.

Financials:

Mr. Buttimore explained that the financials have been on the website for the last couple of months. The last one is September 2024. Operating cash is \$11,737. What is good about this is most of our bills are paid by the 15th of the month so that money will be carried over to November. We also have a healthy reserve of \$27,482. It was explained that finances are needed for looking after the ponds and hill falls and we have the money to look after that. Mr. Perry asked for a paper copy of the financials and Bill Rivera said he can always stop over and Mr. Buttimore offered his copy which he took.

IRS:

Bill Rivera stated per IRS ruling 70-604 where Cascades at Azalea Lakes is a corporation organized under the state of South Carolina. The members of this association resolved that any access to membership income or membership expenses of the year ended December 31st 2024 be applied to the membership assessments for subsequent years to date. Mr. Rivera explained that he needed to ask if all the owners could say yah or nah to this. Mr. Rivera asked all the homeowners who say yah to this please raise your hands. Hands were counted. Bill Rivera asked if anyone was opposed. There were zero hands.

Collections:

Last quarter there were six people in collections. Four paid. Unfortunately, one is ready to get into foreclosure and the other one is in foreclosure. Mr. Rivera thanked homeowners for paying on time and that you can pay monthly or quarterly. Make sure it is the first of the month if quarterly so it is not late.

Audit:

This is on the website. Under the tab of financials and reports. Mr. Buttimore and Mr. Rivera said they had copies of the audit if anyone wanted to come up and get a copy.

Elections:

Mr. Rivera asked for a volunteer election chairperson. He explained this person goes into the back room with Jennifer Richardson and Mandy Richotte and counts the ballots and makes sure no one is double counting or cheating. Sue Shapinburg (1004 Great Lake Circle) and Denise Malloney, (1097 Great Lakes) volunteered and went into the back room.

Email to homeowners from Walter Van Leith

Mr Buttimore corrected all the inaccurate statements.

Two Nominees Wanda and Maria:

Bill Rivera asked Wanda and Maria to stand up. He stated Wanda got 32 votes and Maria got 38 votes. Welcome to the board of directors. Homeowners applauded. Bill Rivera said there will be a meeting afterwards. It will be an executive meeting where the positions will be announced. This will be sent out in the minutes.

Adjourn by President Stamp:

Dennis Buttimore adjourned the meeting at 7:03 pm on Wednesday October 23rd.

Executive Meeting:

Call to Order:

Mr. Buttimore called an executive meeting to order at 7:14 pm on Wednesday October 23rd. Mr. Rivera welcomed Wanda and Maria to the board. Mr. Rivera stated that the board can keep their positions the same or change. Wanda said as Maria had been working with Kathy Strauss already it makes sense that she takes the secretary position and Wanda said she would be a member at large.

Board of Directors Positions:

Dennis Buttimore will stay as president

Adina Daniels will stay as treasurer

Ryan Robinson will stay as vice president

Wanda Tori will be the new member at large

Maria Gibson will be the new secretary

Adjourn Executive Meeting:

Dennis Buttimore adjourned the executive meeting at 7:19 at Wednesday October 23rd.