

MINUTES | Cascades HOA Board meeting: 02/11/2026

A meeting of the Board of Directors of the Cascades at Azalea Lakes Property Owners Association, Inc. was held on Wednesday, November 12th, 2025, in the Cascade Villas clubhouse on Azalea Lakes Blvd.

Board members present: Dennis Buttimore (President), Ed Swanson (Vice President), Maria Gibson (Secretary), Ana Lansberg (Member At Large), Wanda Torrey (Treasurer)

Representing SemperFi Property Management: Jennifer Richardson and Michelle Gason

Call to order:

A call to order was declared by Mr. Buttimore at 6:33 pm.

Roll call of BOD Members and Property Management Team

Ed Swanson (Vice President), Dennis Buttimore (President), Maria Gibson (Secretary), Ana Lansberg (Member At Large), and Wanda Torrey (Treasurer)

(Semper Fi Property Manager), Jennifer Richardson and Michelle Gason.

Crime in the Area

Mr. Buttimore alerted everybody to a crime that occurred on Superbowl Sunday. A carjacking. It was a very violent one, up at the Grab and Go. They were teenagers, 15 and 16 years old. One had a gun, three had ski masks. They had an unsuccessful carjacking at first. The second one was successful. They took off with the car and they have yet to be caught. Mr. Buttimore reminded homeowners to be aware of their surroundings.

2025 Homeowners Association Complaint Report

Horry county is in the lead for homeowner association complaints at 39%. The Cascades At Azalea Lakes did not have any complaints. The usual complaints are failure to adhere to governance of bylaws, lack of maintenance and repairs, and not allowing people access to information or view documents.

Yard Sale

The yard sale is scheduled for Saturday April 18th with the rain date of Saturday April 25th.

Financials

End of Year 2025. There is \$71,000 in reserves. We transferred \$30,000 from the operating account. We over budgeted about \$35,000. We saved money on the trash and on the electricity by removing the street lights from our account. We were \$6,000 under on pond maintenance. Mr. Buttimore explained that the reserve account is

the rainy day fund in case of emergencies like being hit by a hurricane. This is why it is not a good idea to give this money back to the homeowners.

Wanda Torrey stated that the electric is down \$8,600 a month. The trash has gone down from \$4,400 to under \$3,000 a month. Wanda Torrey stated if anyone has any questions about the finances she does not have a problem talking about them and please contact her.

ACC:

Ed Swanson said there have not been many projects so far but three things have been approved. An approval was made for a tree to be cut down in a front yard. We approved some windows going into a new sunroom and other maintenance for their front yard. Ed Swanson explained that John Elliot Landscaping cleaned out the waterfall today. All the outlets that come out of the stones on the ponds were cleaned up today as well. Cleaned and sprayed.

We did some tree trimming along the pond area and we also put in an order coming up in about 3 to 4 weeks to remulch the whole development. Ed Swanson spoke to the Pond Maintenance company. We are planning to replace the motor on the waterfall that is necessary and should be done in the next two weeks. We are going to add more dye to the ponds and the waterfall and then we are going to look at ways to prevent erosion. We are looking at changing the three fountains to a half horsepower instead of a one horsepower. That will help with the erosion. The pond maintenance company is also coming up with a new system using bags of silt to provide structure. This is still in the experimental phase. Ed Swanson is going to take a look at a few ponds that have already had this done to see the effectiveness and what it looks like and we are awaiting to find out about the cost.

A homeowner suggested that a seawall would be more effective than the bags. Ed Swanson explained that a seawall can cost \$14,000 and that is too expensive to do for the HOA. If a homeowner wants to put in a seawall they can. Mr. Swanson said he will approve it straight away. Ed Swanson said a quote was given years ago for \$2.1 million dollars to have seawalls throughout the community which was far too expensive for the HOA.

Newsletter

Denis said as soon as the website is up and running the newsletter will be on there for homeowners to read. Maria Gibson summarized the newsletter, explaining each page. The first page provides contact details of the board and Semper Fi if you need to reach out. There is a page about the annual election results. This page shows how many votes each candidate got and how the process was managed. The next page talks about the Christmas party. It was a great success, many people came and brought food and we enjoyed playing some fun games. The following page explained the Christmas Outdoor Decoration Contest and who the winners were. Maria Gibson read out the page with all the board meeting dates for 2026. The next page mentioned information and a link about pond erosion.

Dennis Buttimore spoke about the dangers of fire from a surge protector for an AC unit that happened on his property. Mr. Buttimore suggested to the homeowners that if you have a surge protector it should be replaced every 5 years.

Any Other Business

Mr. Buttimore mentioned Victory Pest Control is out to do some rodent control. There have been some nibbles on the traps but nothing major. We are going to continue with the service for another couple of months and we will see how it goes. Mr. Buttimore suggested peanut butter to use as bait if you are going to have your own traps.

“Do Not Mow” signs are available to any homeowner that wants them. Send Mr. Buttimore an email.

Q & A

A homeowner was enquiring about these bags of silt and what they are. Mr. Buttimore explained that the dredged silt will go in the bags and the bags will provide structure to the banks. Ed Swanson said they will be secured in place.

A homeowner asked about changing the motor for the fountain behind his house. He wanted to know if we are still looking at that? The homeowner shared concerns about the water not being aerated. The homeowner wanted to know when this motor might be put. Mr. Buttimore reassured the homeowner that this fountain would be the first to be put in.

A homeowner asked how long weeds in someone's backyard should be. The homeowner said what about a home that has a weed 5 feet tall. Mr. Buttimore said tell them to cut it. Mr. Buttimore said he will speak to the homeowners about the weeds and follow up on it.

Mr Buttimore called the meeting to an end at 7:05 p.m.