

**Bellegrove POA****2026 Q1 Board of Directors Meeting****February 10, 2026 at 5 PM**

1. Called at 5 PM by Jessica Pelkey, President

2. Roll Call:

Board of Directors

Jessica Pelkey, Pres,

Nichole Rodriguez, Secretary

Chris LaManna, Treasurer

Semper Fi Property Management, LLC

Billy Rivera, Owners Rep & Operations

Michelle Gotham, CA

Jennifer Richardson, Bookkeeping

3. Quorum: Yes

4. Financials:

Operations Acct \$78,603.11

Reserves Acct \$398,861.29

Collections: No change since annual meeting

Audit and Tax information was discussed. Billy informed the BOD Taxes are in the process with the CPA. So is the Audit Review. Jessica along with the BOD asked what is the difference between a full audit and a review. Billy is to contact the CPA for the answer and report to the BOD. The Master Deed states an Annual Audit is to be completed. Billy stated if a full audit is needed, he will start to look for a CPA to complete.

5. Management, Maintenance & Old Business:

a. Billy updated the BOD about the new Bravo card entry system. Also, explained as how the new cards will be issued to the owners. This will be completed by Semper Fi setting up at the clubhouse on two different Saturdays from 10-12, so owners may come and get the new pool passes. Also, on one evening.

b. Billy introduced the 3 new cameras around the clubhouse. Showed the cameras on the phone.

c. The 2025 Annual Meeting Minutes were reviewed. A motion by Jessica to approve was made. Second by Chris. All 3 BOD members approved.

d. Billy is in the process of seeking out new estimates and vendors for: Security, Landscaping, repairs to the exterior doors and restroom upgrades.

6. New Business:

a. Welcome Packet will be updated.

b. New card and hard key for Jessica will be provided by Semper Fi.

c. Security was discussed and decided to have the number of hours reduced to 5 days a week. Approx. cost will go from \$110,000 Annually to approx. \$85,000 Annually.

d. The BOD requested all current contracts to be sent to the BOD..ie...security, landscaping, management, etc.

SEMPER FI



PROPERTY MANAGEMENT

- e. *Website needs to be updated*
- f. *Jessica asked if the sails for the dog park has been Ordered. Billy stated no, but will at this time.*
- g. *Ask Santee Cooper about possible lights at the dog park.*
- h. *Update the violation and fines list*

Closed at 6:04 PM by Jessica Pelkey


Minutes by:

Billy Rivera, CPO, NP

Semper Fi Property Management, LLC

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