

Q326 Community Newsletter

Dear Neighbors,

We hope your summer in Myrtle Beach has been full of sunshine and good times. As we head into the final stretch of the season and toward fall, your Board wanted to share a quick update on reminders that help us all keep Portofino Villas running smoothly, along with recent news and progress on important community initiatives.

As always, if you have questions or input, reach out directly. Board meeting dates and minutes are posted on the owners portal and website when available.

How to Reach Us

Board & Management: portofinovillas62@gmail.com

Office: 843-315-1756 | Semper Fi Property Management

Reminders

- **Owners Are the Point of Contact:** All official Association communications, notices, and enforcement correspondence are directed solely to the Owner of record (as maintained in AppFolio and with the Managing Agent). Owners remain fully responsible for ensuring that any tenants, guests, or other Occupants receive and comply with those communications and with the Master Deed, Bylaws, and rules. The Association does not communicate directly with tenants. Failure to forward information does not relieve the Owner of responsibility for Occupant compliance or for any resulting violations.
- **Association Records:** All records of the Association—including the Master Deed, Bylaws, minutes of meetings of the Owners and of the Board of Directors, financial statements and accounts, budgets, assessments, contracts, insurance certificates, and any other documents maintained by or on behalf of the Association—are available for examination and copying by any Owner at any reasonable time. Many of these documents are accessible through the AppFolio owners portal; the complete set of records is maintained by and available through the Managing Agent (Semper Fi Property Management), consistent with the Bylaws (including Sections 1.13 and 2.14) and the Master Deed.
- **Architectural Review (ARC):** Any exterior improvement, landscaping change in shared beds, fencing, or modification requires an ARC request through the AppFolio Owners Portal (semperfi.appfolio.com/connect → Architectural Reviews → Submit New Review). Please include photos/details and any shared-neighbor agreement when relevant. We aim to approve consistent, value-supporting requests.
- **Rental Contracts & Pets:** Per Master Deed Section 8.4 (as amended), the Owner of any rental Unit must provide the Board of Directors with a copy of the lease or rental agreement. Please also advise of any pets (type and weight) residing in the unit so records can be maintained for compliance with Section 8.7 and related rules. Send rental contracts and pet information to portofinovillas62@gmail.com. Occupants are fully subject to the Master Deed, Bylaws, and rules; the Owner remains responsible for compliance.
- **Pet Waste Cleanup:** Please clean up after dogs and other pets promptly. Under Master Deed Section 8.7, the person accompanying any pet is responsible for the removal and disposal of any solid waste deposited by the pet upon any portion of the Common Areas. Leaving waste in landscaping beds, walkways, or other Common Areas creates health and maintenance issues and can constitute a nuisance.
- **Cigarette Butts & Smoking Debris:** Dispose of cigarette butts and smoking materials properly in a receptacle. Do not toss them onto Common Areas, landscaping, parking surfaces, or walkways. This has been a repeated reminder because discarded butts create both cleanliness and fire hazards. A fire has now occurred in connection with this issue. Please take it seriously for the safety of the buildings and the community.
- **Cameras:** Any exterior cameras (existing or new) require an approved Architectural Review (ARC). Owners who already have cameras installed should submit an ARC through the AppFolio Owners Portal so the installation can be documented and reviewed for consistency with community standards.
- **Emergency Preparedness:** Each unit has a water shut-off valve for the entire unit located on the left side of the water heater. Know how to shut off the main electrical at your panel as well. In an emergency, contact the numbers above.

News & Updates

- **New Board Member:** David Jordan sold his Unit and is therefore no longer an Owner of record. Under the Bylaws and Master Deed, only Owners are eligible to serve as Directors. Pursuant to Bylaws Article II, Section 2.5, vacancies on the Board of Directors caused by any reason other than removal by the Owners “shall be filled by a new Director elected by the affirmative vote of a majority of the remaining Directors even though such remaining Directors do not constitute a quorum.” The remaining Directors exercised that authority and appointed Michael (Mike) Tallman (an Owner) as Director. The Board then elected Mike Treasurer pursuant to Bylaws Article III. Brad Eck continues as President and Blaine Massey as Secretary. We thank David for his prior service and welcome Mike.
- **Perimeter Security Fence Update:** At the July 8, 2026 special meeting of the Association (quorum met with owners present in person and by proxy), the membership voted 12 in favor and 2 opposed to approve a special assessment to finance the proposed perimeter security fencing and related access controls. Ballot counters were appointed and the results certified. Implementation details, final pricing options, payment schedule, and timeline continue to be refined with contractors. We will share the next concrete steps and payment options as soon as they are locked in. This project addresses ongoing concerns with walk-throughs, package/vehicle theft, and overall security while respecting easements and aesthetics (black aluminum fencing planned along 62nd and Tindal, controlled access at entrances).
- **Dryer Vent Recommendation:** The original dryer vents installed in the units have a tendency to clog over time. Owners are strongly encouraged to inspect their dryer vents and consider replacing them with an improved design that resists clogging. Proper dryer vent maintenance is an owner responsibility and helps reduce fire risk and drying inefficiency. If you have questions about recommended replacement options, feel free to reach out to the Board or management.
- **Parking Enforcement Progress:** Tow signage is installed. The Board is finalizing parking passes for owners and a clear fines/violations process to address non-resident parking and related issues that have increased with seasonal traffic.
- **HTC Wire Burial:** HTC has completed the wire burial along the Tindal easement. If any owner would like service or has questions about access, please contact HTC directly to request it.
- **Ongoing Operations:** Work continues on several fronts: common-area deed transfer from the builder; termite bond and annual service arrangements; front drainage expansions; drafting and adoption of formal Rules & Regulations / violations chart; and repair of the crooked clean-out on the driveway. Landscaping remains under the current vendor. We will provide further updates as these items move forward.
- **Collections & Financial Stewardship:** A small number of units remain in collections processes. The Board and management continue to follow the established steps while protecting the Association’s interests and common expenses for all owners.

Thank you for being part of this small beach community. Your engagement, ARC submissions, and neighborly consideration make a real difference. Have a great rest of the summer and early fall—we will keep you posted on the fence project timeline and any other material updates.

Your Board of Directors,

Brad Eck – President

Mike Tallman – Treasurer

Blaine Massey – Secretary

Portofino Villas 62nd Ave HOA • 900 & 904 62nd Avenue North, Myrtle Beach, SC 29572