

# *Mariners Cove Club*

## Horizontal Property Regime Annual Association Meeting April 27, 2017

### I. **Roll Call:**

The meeting was called to order at 4:30 p.m. in the conference room of High Tide Associates. Board Members present were Donna Winter, President ; Janet Miller, Vice President; Todd McGarity, Treasurer; Jeremy Batcher, Secretary; as well as Doug Skelly of High Tide Associates. Board member, Charles King, Member at Large, was not present.

Owners present were Betsy and Paul Hahn (309); Margo Merchant (206); Sharon Rusin (301); Padi Knox (203) and Kathy and David Campbell (307).

Doug Skelly and Donna Winter conducted the meeting.

### II. **Proof of Notice of Meeting:**

Evidenced by those in attendance proof of notice has been given, and there is a quorum for tonight's meeting.

### III. **REPORTS**

#### **General**

There was some general discussion about the properties that are currently on the market. Currently there are 3 units on the market. 504 is listed for \$179,000; 304 - \$249,000; 505 - \$254,500.

#### **Treasurer's Report given by Doug Skelly of High Tide Associates:**

Each owner was given copies of the Profit & Loss Budget vs. Actual through March 2017 and the Balance Sheet as of March 31, 2017. There was an unbudgeted expense (\$2,950) that pertained to tree trimming as a result of Hurricane Matthew. There is a tree leaning toward unit 206. Currently it is not compromised; however, because of continuing erosion, it is being watched. There have been 2 bids to remove it. Erosion is an issue that will need to be addressed in the near future. Because of the hurricane, everyone is encouraged to watch the trees at the water's edge and report any instability. This was the biggest variance in the budget.

### IV. **Old Business:**

A conversation took place regarding improving communications between the regime manager, Board members and owners. Donna Winter suggested that any communication be sent not only to the regime manger but also to any or all Board members.

### V. **New Business:**

**Lighting:** All the lighting throughout the property has been looked at and repaired and is working throughout the property.

**Pool:** The pool is open and the furniture has been cleaned.

**Pressure washing:** The regime is looking into having the complex soft pressure washed. The bids to do this are in the \$7,800 range.

**Flags:** Are in good condition other than the American Flag which is getting close to needing replacement.

An owner requested that notice be given when power washing is going to begin in order to remove or protect personal outdoor items.

**Gutters:** Some are being replaced if they were put up by the regime and fell down during the storm. Owners who installed their own gutters are responsible for the maintenance of their own gutters.

**Tennis Courts:** Gates will be locked. Signs are being putting up that no dogs are allowed in the courts or in the swimming pool area. Donna Winter (306) has keys to all common locked areas.

**Insurance:** A conversation took place regarding the complex' insurance policy coverage vs. each owner's HO 6 policy coverage. Each unit is required to submit their HO6 policies to Doug. Jeremy will send out at notice to those owners who have not complied.

There was water damage at Unit 308. The regime's responsibility will be \$1,890. A motion was made, seconded and passed to accept this cost.

**Rules and Regulations:** The Board is in the process of the updating the Rules and Regulations. If anyone has anything they would like to add, the Board is open to suggestions. Donna Winter asked if owners would email ideas to her. Her email address is [HHIWinter@gmail.com](mailto:HHIWinter@gmail.com). It is in draft form right now and hopefully will be ready in the next few weeks.

**Pets:** There was discussion about unleashed pets. If there is an unleashed dog, the call should be made to Beaufort County, not the regime manager.

**ADJOURNMENT:** At 5:26 p.m. a motion to adjourn the meeting was made, seconded and approved.

Respectfully submitted,  
Jeremy Batcher, Secretary  
gdr